

**Draft
Environmental Assessment
for
Department of Veterans Affairs
Mental Health Facility
Tampa, Florida**

January 2021

Prepared for:
GSA Region 4

Prepared by:
Potomac-Hudson Engineering, Inc.



**Draft Finding of No Significant Impact
for
VA Mental Health Clinic
Tampa, Florida**

LEAD AGENCY: U.S. General Services Administration (GSA), Region 4

ACTION: Finding of No Significant Impact

SUMMARY:

Pursuant to the Council on Environmental Quality (CEQ) Regulations (40 *Code of Federal Regulations* [CFR] Parts 1500-1508) for implementing the procedural provisions of the National Environmental Policy Act (NEPA) (42 *United States Code* [USC] 4321 *et seq.*), the United States (U.S.) General Services Administration (GSA) prepared an Environmental Assessment (EA) to analyze and document the potential environmental, cultural, and socioeconomic impacts associated with the Proposed Action, which is to provide the Veterans Affairs (VA) with a long-term lease and operation of a build-to-suit Mental Health Clinic in the Tampa, Florida area. All discussions and findings related to the Proposed Action, the No Action Alternative, and those Alternative(s) that GSA considered, but eliminated are presented in the attached Final EA and Appendices. The Final EA is hereby incorporated by reference.

The VA, Veterans Health Administration (VHA) is searching for a new facility to operate a Mental Health Clinic in the area of Tampa, Florida. VHA's mission is to honor America's Veterans by providing exceptional healthcare that improves Veteran health and well-being. Mental Health Clinics across the country provide Veterans who suffer from a wide range of medical, psychiatric, vocational, education or social problems and illness with a safe, secure, homelike environment. GSA has actively engaged interested developers through a site proposal and bid selection process resulting in three sites within the Tampa area as potential candidates for a new build-to-suit clinic.

A. PROPOSED ACTION

GSA's Proposed Action is to provide the VA with a long-term lease and operation of a consolidated and expanded build-to-suit Mental Health Clinic in the Tampa, Florida area. The proposed project would replace the existing combined 49,766 square-feet of mental health facilities located at 10770 North 46th Street, 14517 Bruce B. Downs Boulevard, and 4700 North Habana Street with a new 158,000 net usable square feet state-of-the-art, energy-efficient Mental Health Clinic, 800 parking spaces, and appropriate stormwater management features. The Proposed Action includes consideration of a build-to-suit Mental Health Clinic on 3 different site alternatives identified during GSA's developer proposal process.

B. PURPOSE AND NEED:

The purpose of the Proposed Action is to provide the VHA and Veterans within the Tampa Florida area with a new build-to-suit Mental Health Clinic that is appropriately sized, state-of-the-art, and energy-efficient with enlarged and consolidated Mental Health Clinic including a domiciliary. This would be accomplished in the Tampa area through GSA's assistance in the identification of a suitable developer and site to construct the new Mental Health Clinic and enter into a long-term lease agreement.

The proposed new build-to-suit Mental Health Clinic is needed to expand and consolidate care and to improve overall Veteran satisfaction in the Tampa area by providing a new and larger facility with expanded mental health services. The existing leased Mental Health Clinic facilities totaling approximately 49,766 square feet are spread across three facilities throughout the Tampa area and are inadequate to accommodate existing and anticipated future Veteran needs.

C. PUBLIC INVOLVEMENT

GSA invited public participation in decision-making on new proposals through the NEPA process. On November 12, 2021, GSA sent letters to solicit scoping comments to approximately 17 public agencies, public officials, and federally-recognized Native American tribes. GSA did not receive any scoping comments.

The Draft EA was available for public review and comment after publication of the Notice of Availability in the *Tampa Bay Times*. The public was invited to provide comments to GSA on the Draft EA during a 15-day comment period extending from January 17, 2021 to February 1, 2021. The Draft EA was available electronically on GSA's website. The Draft EA was distributed to cognizant agencies and interested parties.

D. ALTERNATIVES CONSIDERED:

Alternative 1 – Temple Terrace Highway: Alternative 1 consists of a 20-acre wooded site near the intersection of Temple Terrace Highway and David Road. The main entrance to the facility would be off Temple Terrace Highway.

Alternative 2 – Bearss Road: Alternative 2 consists of a 28.1-acre site near the intersection of Bearss Avenue and N 12th Street. The site is currently utilized for recreational purposes and includes a paintball facility, golf driving range, and a boat repair facility. The main entrance to the facility would be off Bearss Road.

Alternative 3 – U.S. Highway 301: Alternative 3 consists of a 51.6-acre wooded site near the intersection of US Highway 301 and East Sligh Avenue. Construction activities and the footprint of the proposed facility would be located within up to 30 acres of the northern and central portion of the 51.6-acre site. The main entrance to the facility would be off East Sligh Avenue.

NO-ACTION ALTERNATIVE

Under the No Action Alternative, GSA would not pursue a long-term lease and operation of a new build-to-suit and consolidated Mental Health Clinic for the VA. The VHA would continue to serve the Tampa area Veterans through their existing under-sized facilities scattered throughout the Tampa area.

E. MITIGATION MEASURES:

The Final EA examined the potential effects of the Proposed Action and No Action Alternative and determined the following would either not be affected or would sustain negligible impacts from the Proposed Action and not require further evaluation: infrastructure and utilities, health and safety, socioeconomics, and materials and waste. The following ten resource areas were analyzed in more detail: land use, cultural resources, geology and soils, water resources, biological resources, air quality, transportation and parking, noise, environmental justice, and site contamination. The EA also considered cumulative impacts that might reasonably occur as a result of the Proposed Action.

Based on the analysis contained in the Final EA, GSA determined that the lease, construction and operation of the proposed VA Mental Health Clinic in the Tampa, Florida, area under the Proposed Action at any of the three site alternatives, would not have significant adverse impacts, either individually or cumulatively, on the human, natural or cultural environments. Under the No Action Alternative, the VA Mental Health Clinic in Tampa, Florida would not be constructed, and existing conditions would remain unchanged. As such, implementation of the No Action Alternative would not result in any impacts to considered resource areas; the current facilities would continue to be inadequately sized for the existing patients local to the Mental Health Clinic in Tampa and would not be capable of accommodating the anticipated growth of the Veteran population and service need.

The following table summarizes specific permits, approvals and requested agency measures identified within the EA to avoid, minimize and mitigate impacts.

Land Use
<ul style="list-style-type: none"> • (Temple Terrace and Bearss Avenue Site Alternatives 1 & 2): Any potential change in site zoning would be conducted in accordance with the Unincorporated Hillsborough County Comprehensive Plan and the Hillsborough County Land Development Code.
Cultural Resources
<ul style="list-style-type: none"> • (All Site Alternatives): If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The applicant shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section at (850)-245-6333. Project activities shall not resume without verbal and/or written authorization. In the event that unmarked human remains are encountered during permitted activities, all work shall stop immediately and the proper authorities notified in accordance with Section 872.05, Florida Statutes.
Geology & Soils
<ul style="list-style-type: none"> • (All Site Alternatives): The potential for erosion would be minimized and/or avoided through compliance with an approved National Pollutant Discharge Elimination System (NPDES) permit issued by the Florida Department of Environmental Protection (FDEP) which requires the development of a Stormwater Pollution Prevention Plan (SWPPP). See Section 3.4.3 of the EA for a list of example sediment and erosion control best management practices (BMPs). • (All Site Alternatives): Before construction begins an Environmental Resource Permit (ERP) would be required to be obtained from the Southwest Florida Water Management District which will review stormwater management practices to avoid adverse impacts related to erosion and sedimentation. • (All Site Alternatives): Due to the potential for sinkholes, a visual site inspection by a licensed professional geologist may be necessary to identify potential surface anomalies indicating potential for sinkhole formation. If a concern exists, conduct a preconstruction geologic or geotechnical site investigation to identify potential karst hazards.
Water Resources
<ul style="list-style-type: none"> • (All Site Alternatives): All conditions with the NPDES Construction Generic Permit, SWPPP, and ERP would be followed to reduce adverse effects from construction and increase of impervious surfaces. Section 3.5.3 of the EA for a list of sample erosion control methods, sediment containment systems, and temporary construction site. • (Bearss Avenue Site Alternative 2): The developer would ensure all wells are properly abandoned in accordance with the requirements of Rule 40D-3.531, F.A.C. • (U.S. Highway 301 Site Alternative 3): The developer would consult with the U.S. Army Corps of Engineers and FDEP to verify the presence of any jurisdictional features and a Section 404 Permit would be obtained for any unavoidable impacts to wetlands and Waters of the U.S. Unavoidable impacts would likely require a 1:1 mitigation/replacement.

Biological Resources

- (All Site Alternatives): Construction activities (e.g., brush removal, tree trimming, or grading) would be limited during the nesting season for any migratory bird species that may be present on the site. If such timing of construction is not practicable, the developer would coordinate with federal or state agencies and perform a survey for active migratory bird nests prior to initiating construction.
- (U.S. Highway Site Alternative 3): The developer would survey the proposed areas of disturbance for the potential presence of the federally protected wood stork. If present onsite, the developer would coordinate with USFWS to determine appropriate impact minimization or mitigation measures to avoid adverse effects to the species.

Noise

- (Bearss Avenue Site Alternative 2): The design of the proposed Mental Health Clinic would maintain a 500-foot setback from the rail line to mitigate noise effects from rail operations.

Site Contamination

- (All Site Alternatives): A Phase II investigation would be conducted by the developer to determine if any contamination is present onsite. The Phase II investigation at the Temple Terrace and Bearss Avenue sites would include soil and potentially groundwater sampling. The Phase II investigation at the U.S. Highway 301 site would include a geophysical survey to inspect for the presence of past or present USTs onsite.
- (All Site Alternatives): If a Phase II investigation identifies soil contamination, use of engineering controls in accordance with Chapter 62-780, Florida Administrative Code, Risk Management Options would be required. This includes placement of cover material (minimum of 2 feet of soil) over contaminated locations or removal of excavated contaminated soils offsite to a regulated facility as hazardous waste.
- (U.S. Highway 301 Site Alternative 3): Any USTs found onsite would be reported to FDEP upon discovery. The responsible party (e.g., site developer) would then be required to conduct an investigation of the UST(s) and perform proper closure procedures in accordance with Chapter 62-761, F.A.C. If during investigation/closure activities contamination is discovered, the responsible party would be required to submit Discharge Report Form 62-761.900(1) to the County within 24 hours or before close of business the next day. Subsequently, the responsible party would proceed to Site Rehabilitation under Ch. 62-780, F.A.C., which would likely include additional soil and groundwater sampling.

F. FINDING OF NO SIGNIFICANT IMPACT:

GSA has completed the environmental review process for the proposed project and, with GSA's commitment to implementing the above measures to mitigate any potential impacts, finds there is no significant impact to the quality of the human, natural or, cultural environment associated with the Proposed Action at any of the proposed sites alternatives at Temple Terrace Highway, Bearss Road, and U.S. Highway 301. Therefore, an Environmental Impact Statement will not be prepared.

COVER SHEET

Responsible Agency: U.S. General Services Administration (GSA)

Title: Environmental Assessment for the Department of Veterans Affairs (VA) Mental Health Clinic in Tampa, Florida

GSA Contact: For additional copies or more information about this environmental assessment (EA), please contact:

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Abstract: The United States (U.S.) General Services Administration (GSA) Southeast Sunbelt Region is searching new build-to-suit long-term lease for the United States (U.S.) Department of Veterans Affairs (VA), Veterans Health Administration's (VHA) Mental Health Clinic in the area of Tampa, Florida.

This EA evaluates the Proposed Action and the No Action Alternative and those Alternative(s) that GSA considered, but eliminated. As part of this EA, GSA studied the potential impacts of each alternative on the natural, cultural, and social environment. GSA is consulting under Section 106 of the National Historic Preservation Act, 16 United States Code (USC) 470f and intends to fulfill the Section 106 process, which is supported through the NEPA process including public notification and consultation.

GSA's Proposed Action is to provide the VA with a long-term lease and operation of a build-to-suit Mental Health Clinic in the Tampa, Florida area. The proposed project would replace the existing combined 49,766 square-foot facilities located at 10770 North 46th Street, 14517 Bruce B. Downs Boulevard, and 4700 North Habana Street, with a new consolidated 158,000 usable square feet state-of-the-art, energy-efficient Mental Health Clinic, 800 parking spaces, and appropriate stormwater management features. The Proposed Action includes consideration of a build-to-suit Mental Health Clinic on 3 different site alternatives identified during GSA's developer proposal process.

The EA evaluates the following three Proposed Action site alternatives in the Tampa Florida area that GSA could select for the new built-to-suit Mental Health Clinic:

- Alternative 1 – Temple Terrace. This alternative consists of a 20-acre wooded site.
- Alternative 2 – Bearss Avenue. This alternative consists of a 28.1-acre site currently containing a paintball facility, golf driving range, and a boat repair facility.
- Alternative 3 – U.S. Highway 301. This alternative consists of a 51.6-acre wooded site.

The EA also considers a No Action Alternative where GSA would not pursue a long-term lease and operation of a new build-to-suit Mental Health Clinic for the VA. The VHA would continue to serve the Tampa area Veterans through their existing under-sized facilities.

The EA also evaluates alternatives that GSA considered, but eliminated, and the reasons for eliminating them. GSA considered additional sites, however, the three sites under consideration in this EA document best met the space and location requirements for a new build-to-suit Mental Health Clinic. In order to be considered a viable site, the property must have been available for development, have an interested developer, lack significant environmental constraints (e.g., large areas of contamination, extensive wetlands, eligible cultural sites), and be located within the Tampa service area to maintain Veteran

accessibility to mental health care within the Tampa area. GSA also determined renovation and expansion of the existing facilities was not feasible due to the cost for such renovations, disruption to existing Veteran services during renovations, and the lack of additional space to accommodate the additional square footage necessary for the projected demand for Veteran services in the Tampa area. These alternatives are not considered for evaluation in this EA as they would not achieve the purpose and need.

Public Participation and Review: The Draft EA was released for public review and comment after publication of the Notice of Availability in the *Tampa Bay Times*. The public was invited to provide comments to GSA on the Draft EA during the comment period, which occurred from January 17, 2021 to February 1, 2021. The Draft EA was also distributed to cognizant agencies and interested parties. Comments received will be considered during preparation of the Final EA.

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ACRONYMS

Acronym	Definition
AADT	annual average daily traffic
APE	area of potential effect
BMP	best management practice
CAA	Clean Air Act
CATEX	Categorical Exclusion
CEQ	Council on Environmental Quality
CFR	Code of Federal Regulations
CH ₄	methane
CO	carbon monoxide
CO ₂	carbon dioxide
CRAS	cultural resource assessment survey
CZMA	Coastal Zone Management Act
CWA	Clean Water Act
dB	decibel
dba	A-weight decibel
EA	Environmental Assessment
EIS	Environmental Impact Statement
EO	Executive Order
EPC	Hillsborough County Environmental Protection Commission
ERP	Environmental Resource Permit
ESA	Endangered Species Act
°F	Fahrenheit
FDEP	Florida Department of Environmental Protection
FDOT	Florida Department of Transportation
FE	federal endangered
FT	federal threatened
FONSI	Finding of No Significant Impact
GHG	greenhouse gas
GWP	global warming potential

Acronym	Definition
GSA	General Services Administration
HUC	hydrologic unit code
I-	Interstate
IICEP	Interagency and Intergovernmental Coordination Planning
L _{dn}	Day-night average sound level
L _{eq}	Equivalent sound level
LOS	level of service
MBTA	Migratory Bird Treaty Act
N ₂ O	nitrous oxide
NAAQS	National Ambient Air Quality Standards
NEPA	National Environmental Policy Act
NHPA	National Historic Preservation Act
NO _x	nitrogen oxides
NPDES	National Pollutant Discharge Elimination System
NRHP	National Register of Historic Places
O ₃	ozone
OSHA	Occupational Health and Safety
pb	lead
pbb	parts per billion
PD	Planned Development District
PM	particulate matter
RCRA	Resource Conservation and Recovery Act
ROD	Record of Decision
ROI	Region of Influence
RSF	rentable square feet
SE	state endangered
SHPO	State Historic Preservation Officer
SIP	State Implementation Plan
SO ₂	sulfur dioxide
ST	state threatened
SWPPP	Stormwater Pollution Prevention Plan

Acronym	Definition
ug	microgram
U.S.	United States
USACE	U.S. Army Corps of Engineers
USC	United States Code
UST	underground storage tank
USEPA	U.S. Environmental Protection Agency
USFWS	U.S. Fish and Wildlife Service
VA	Department of Veterans Affairs
VHA	Veterans Health Administration
VOC	volatile organic compound

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CHAPTER 1 INTRODUCTION

1.1 INTRODUCTION

This section provides the reader with necessary introductory and background information concerning the Proposed Action for proper analytical context; identifies the purpose of and need for the Proposed Action and the federal decision to be made; and provides a summary of public and agency involvement (and key issues identified).

1.2 BACKGROUND

The United States (U.S.) Department of Veterans Affairs (VA), Veterans Health Administration (VHA) is searching for a new facility to operate a Mental Health Clinic in the area of Tampa, Florida. VHA's mission is to honor America's Veterans by providing exceptional healthcare that improves Veteran health and well-being. Mental Health Clinics across the country provide Veterans who suffer from a wide range of medical, psychiatric, vocational, education or social problems and illness with a safe, secure, homelike environment.

The existing facilities in the north Tampa area consist of three leased facilities, located at 10770 North 46th Street, 14517 Bruce B. Downs Boulevard, and 4700 North Habana Street, totaling approximately 49,766 rentable square feet (RSF). The current facilities, however, are inadequately sized for the existing needs of Veterans seeking mental health services, including lack of a domiciliary. To aid in the search of a new and consolidated leased facility with expanded services, the VA is working with the U.S. General Services Administration (GSA) on a prospectus project for the long-term lease and operation of a new build-to-suit Mental Health Clinic. GSA has actively engaged interested developers through a site proposal and bid selection process resulting in three sites within the Tampa area as potential candidates for a new build-to-suit clinic. Figure 1-1 provides an overview of the existing Tampa facilities in relation to the potential sites.

1.3 PURPOSE AND NEED

The purpose of the Proposed Action is to provide the VHA and Veterans within the Tampa Florida area with a new build-to-suit Mental Health Clinic that is appropriately sized, state-of-the-art, and energy-efficient with enlarged and consolidated Mental Health Clinic including a domiciliary. The expansion of services through additional mental health screenings, behavioral therapy, family counseling and substance abuse therapy onsite would support the VA's goal of eliminating Veteran homelessness. This would be accomplished in the Tampa area through GSA's assistance in the identification of a suitable developer and site to construct the new Mental Health Clinic and enter into a long-term lease agreement.

The proposed new build-to-suit Mental Health Clinic is needed to expand and consolidate care and to improve overall Veteran satisfaction in the Tampa area by providing a new and larger facility with expanded mental health services. The existing leased Mental Health Clinic facilities totaling approximately 49,766 RSF are spread across three facilities throughout the Tampa area and are inadequate to accommodate existing and anticipated future Veteran needs.

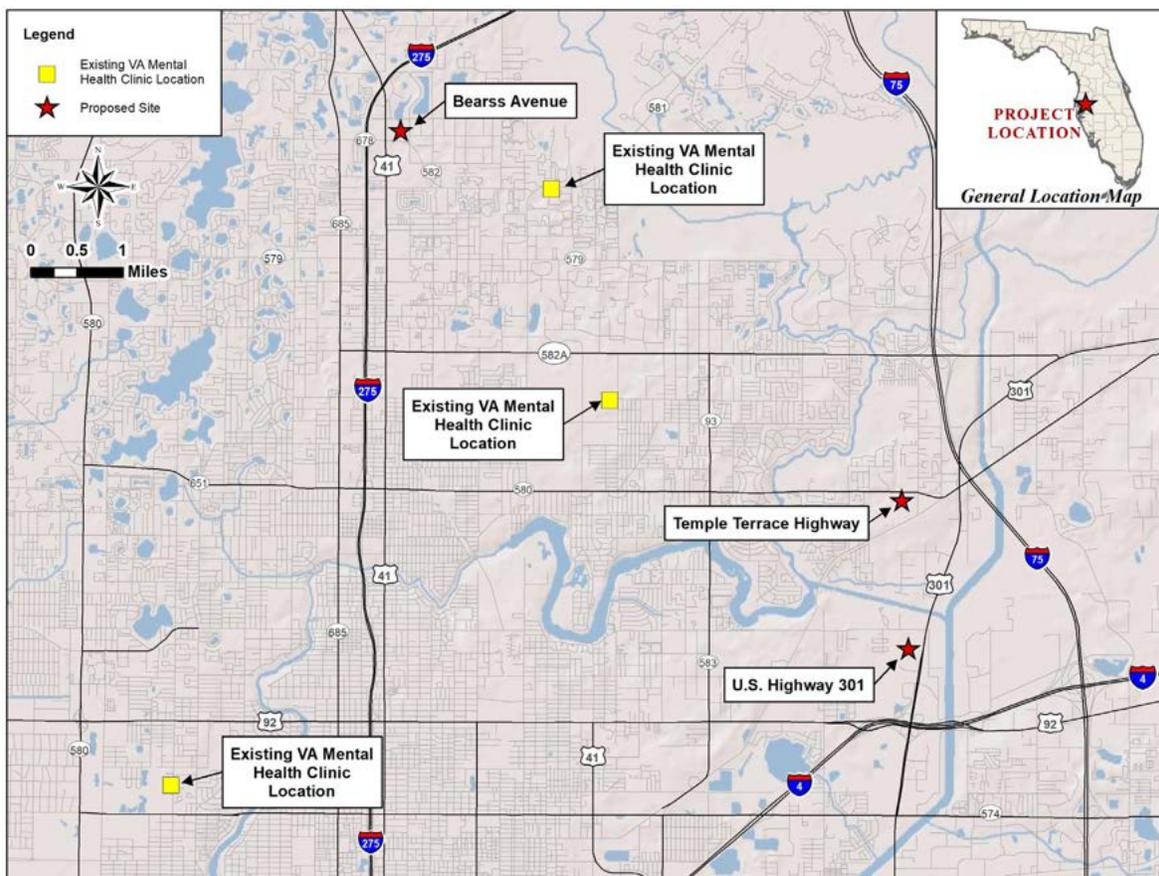


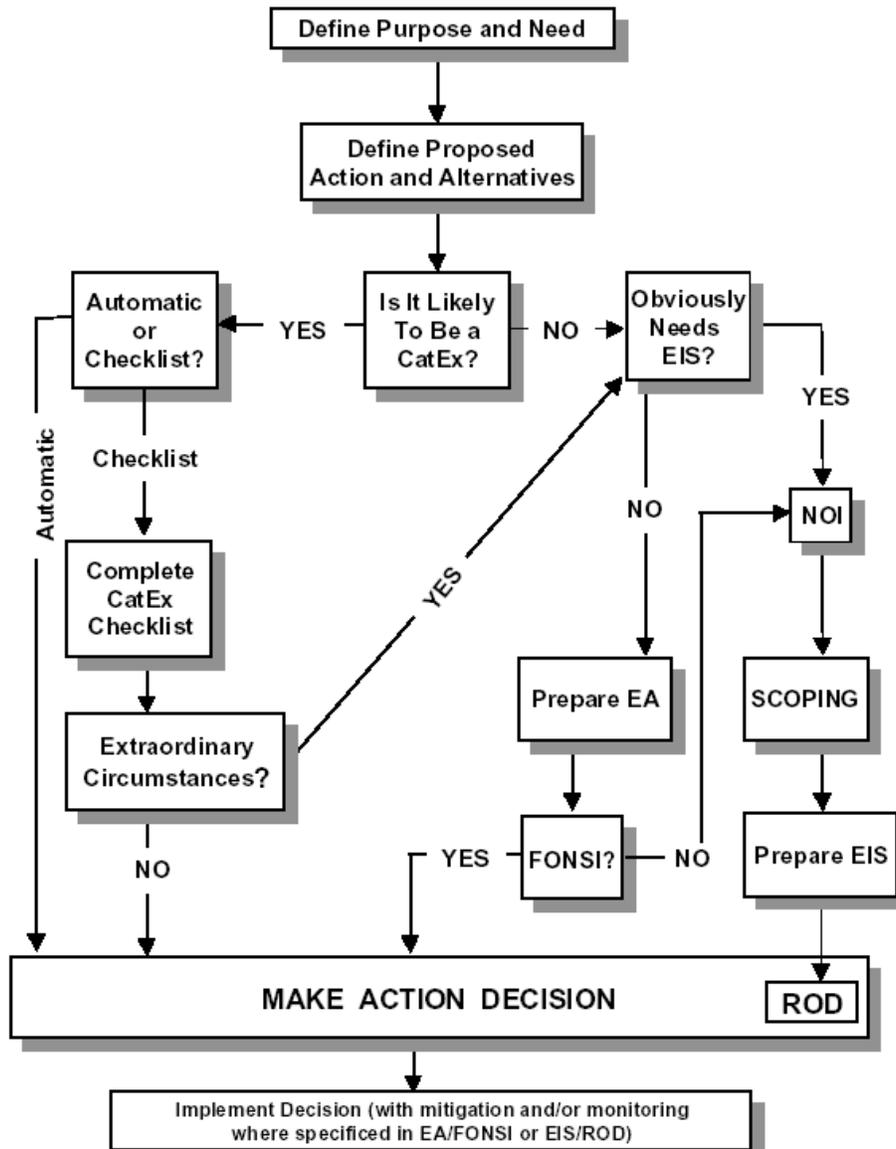
Figure 1-1. Site Location Overview

1.4 ENVIRONMENTAL ASSESSMENT PROCESS

GSA has prepared this Environmental Assessment (EA) to identify, analyze, and document the potential environmental, cultural, and socioeconomic impacts associated with GSA's Proposed Action of construction and lease of a new Tampa Mental Health Clinic to on behalf of GSA to VHA. GSA, as a federal agency, is required to incorporate environmental considerations into their decision-making process for the actions they propose to undertake. This is done in accordance with the National Environmental Policy Act of 1969 ([NEPA]; 42 United States Code [USC] 4321 et seq.), the Council on Environmental Quality (CEQ) Regulations Implementing the Procedural Provisions of NEPA (40 Code of Federal Regulations [CFR] 1500-1508), GSA's implementing procedures for compliance with NEPA (GSA Order ADM 1095.1F, *Environmental Considerations in Decision Making*), GSA's *Public Buildings Service's (PBS) NEPA Desk Guide* (October 1999), GSA's *Floodplain Management Desk Guide* (September 2019), VA's NEPA-implementing regulations titled *Environmental Effects of the Department of Veterans Affairs (VA) Actions* (38 CFR Part 26) and *VA's NEPA Interim Guidance for Projects* (PG-18-17, 30 September 2010). Figure 1-2 presents the key steps in the NEPA process for federal actions. This statute and the implementing regulations require that GSA, as a federal agency:

- assess the environmental impacts of its proposed action;
- identify any adverse environmental effects that cannot be avoided, should the proposed action be implemented;
- evaluate alternatives to the proposed action, including a no action alternative; and
- describe the cumulative impacts of the proposed action together with other past, present, and reasonably foreseeable future actions.

This EA is intended to meet GSA’s regulatory requirements under NEPA and provide GSA with the information needed to make an informed decision about the location for constructing and operating the proposed new Mental Health Clinic under a long-term lease with the VHA. In accordance with the above regulations, this EA allows for public input into the federal decision-making process; provides federal decision-makers with an understanding of potential environmental effects of their decisions before making these decisions; and documents the NEPA process.



Acronyms: CATEX = Categorical Exclusion; EA = Environmental Assessment; EIS = Environmental Impact Statement; FONSI = finding of no significant impact; ROD = record of decision

Figure 1-2. The NEPA Process

Table 1-1 provides a chronology of NEPA compliance activities conducted to date as well as activities planned for this project.

Table 1-1. NEPA Compliance Activities

Date	Action
September 2020	GSA initiates NEPA process for the proposed project.
November 12, 2020	Scoping letters were sent to interested parties
January 17, 2021	Advertisements for the Draft EA Notice of Availability were published in the Tampa Bay Times to announce a 15-day public comment period
February 1, 2021	Public Comment Period ends
<i>TBD</i>	GSA Publishes and Releases Final EA and FONSI (pending public comment)

Acronyms: EA = Environmental Assessment; FONSI = Finding of No Significant Impact; GSA = General Services Administration; NEPA = National Environmental Policy Act; NOA = Notice of Availability

1.5 OTHER LAWS AND EXECUTIVE ORDERS

This EA also addresses other applicable laws and regulations, including but not limited to the following:

- Archeological Resources Protection Act;
- Clean Air Act (CAA);
- Clean Water Act (CWA);
- Comprehensive Environmental Response, Compensation and Liability Act.
- Endangered Species Act;
- Energy Independence and Security Act;
- Environmental Justice (Executive Order [EO] 12898);
- Floodplain Management (EO 11988);
- Protection of Wetlands (EO 11990);
- National Historic Preservation Act of 1966
- The Noise Control Act of 1972, as amended;
- Pollution Prevention Act; and
- Resource Conservation and Recovery Act (RCRA)

1.6 PUBLIC INVOLVEMENT AND AGENCY COORDINATION

GSA invites public participation in decision-making on new proposals through the NEPA process. Public participation with respect to decision-making on the Proposed Action is guided by GSA's implementing procedures for compliance with NEPA (GSA Order ADM 1095.1F, *Environmental Considerations in Decision Making*).

Consideration of the views and information of all interested persons promotes open communication and enables better federal decision-making. Agencies, organizations, and members of the public with a potential interest in the Proposed Action are urged to participate. Appendix A provides a record of consultation with federal, state, and local agencies conducted in association with this EA.

1.6.1 Public Review

The NEPA process is designed to ensure that public officials make decisions based on a full understanding of the environmental impacts of a Proposed Action and the public is informed of all factors and given adequate opportunity to provide input for the decision.

GSA sent out scoping letters to agencies and federally-recognized Native American tribes on November 12, 2020, identifying the Proposed Action and three sites under consideration for the new Mental Health Clinic (see Sections 1.6.2 and 1.6.3 for a list of agencies and tribes, respectively). The scoping letters requested any comments or information be provided to GSA by November 27th, 2020. GSA did not receive any comments during the scoping period.

The Draft EA was released for public review and comment after publication of the Notice of Availability in the *Tampa Bay Times*. The public was invited to provide comments to GSA on the Draft EA during the comment period, which occurred from January 17, to February 1, 2021. Notification of the Draft EA and 15-day comment period was also distributed to cognizant agencies, and interested parties. GSA will consider all comments received in the preparation of the Final EA.

1.6.2 Agency Coordination

Interagency and Intergovernmental Coordination for Environmental Planning (IICEP) is a federally mandated process for informing and coordinating with other governmental agencies regarding federal Proposed Actions. CEQ Regulations require intergovernmental notifications prior to making any detailed statement of environmental impacts.

Through the IICEP process, GSA notifies relevant federal, state, and local agencies and allows them sufficient time to make known their concerns specific to a Proposed Action. Comments and concerns submitted by these agencies during the IICEP process were subsequently incorporated into the analysis of potential environmental impacts conducted as part of this EA. This coordination fulfills requirements under EO 12372 (superseded by EO 12416, and subsequently supplemented by EO 13132), which requires federal agencies to cooperate with and consider state and local views in implementing a federal proposal. It also constitutes the IICEP process for this EA.

To support the NEPA process and development of this EA, GSA coordinated with the following agencies through agency consultation letters, meetings, and/or notification of the availability of the EA:

- U.S. Army Corps of Engineers (USACE), Jacksonville Regulatory Division
- USEPA, Region 4 NEPA Program Office
- USFWS, North Florida Ecological Office
- Florida Department of State, Division of Historical Resources
- Florida Department of Environmental Protection (FDEP), State Clearinghouse
- Florida Fish and Wildlife Conservation Commission
- Southwest Florida Water Management District
- Hillsborough County Center for Development Services
- Hillsborough County Environmental Protection Commission
- Hillsborough County Administrator
- Hillsborough County Planning Commission
- Hillsborough County Commissioner's Office, Districts 3 and 5
- City of Tampa Mayor

1.6.3 Native American Coordination

GSA conducts consultation with federally recognized Native American tribes as required under NEPA, the National Historic Preservation Act (NHPA), and the Native American Graves Protection and Repatriation

Act. Tribes are invited to participate in the EA and NHPA Section 106 processes as Sovereign Nations per EO 13175, *Consultation and Coordination with Indian Tribal Governments*, 6 November 2000. GSA coordinated with following federally recognized tribes of Native Americans in the state of Florida reached that may have an interest in the location of the site alternatives

- Miccosukee Tribe of Indians
- Muscogee (Creek) Nation
- Seminole Nation of Oklahoma
- Seminole Tribe of Florida

1.7 ORGANIZATION OF THE EA

This EA describes the potential impacts based on reasonably foreseeable consequences of the Proposed Action and will recommend measures to mitigate potential adverse impacts. The EA is written in plain language and focuses specifically on information relevant to the project and potential environmental impacts. The chapters of this document provide the following information:

- **Chapter 1** establishes the context of the EA by discussing the Purpose and Need for the Proposed Action, project background, and agency and public involvement activities.
- **Chapter 2** describes the Proposed Action and provides a discussion of the site alternatives considered, alternatives dismissed from consideration, and a summary of impacts by alternative.
- **Chapter 3** describes a summary of the existing conditions within the potentially affected environment, both natural and human-made, including regional conditions and specific site characteristics. Chapter 3 also summarizes the potential environmental impacts and recommended mitigation for the alternatives, as appropriate. Chapter 3 further describes potential cumulative impacts.
- **Chapter 4** lists the references consulted for the study.
- **Chapter 5** lists the individuals involved in the preparation of the EA.

The Appendices include detailed data and information pertinent to the EA including copies of notices published in local newspapers, letters received from agencies, and with a summary of comments, and supporting studies.

CHAPTER 2 PROPOSED ACTION AND ALTERNATIVES

2.1 INTRODUCTION

This section provides the reader with necessary information on the Proposed Action and its alternatives, including the No Action Alternative and those Alternative(s) that GSA considered, but eliminated, and the reasons for eliminating them. As described in Chapter 1, CEQ’s regulations direct all federal agencies to use the NEPA process to identify and assess the reasonable alternatives to proposed actions that would avoid or minimize adverse effects of these actions upon the quality of the human environment (40 CFR 1500.2[e]).

2.2 PROPOSED ACTION

GSA’s Proposed Action is to provide the VA with a long-term lease and operation of a consolidated and expanded build-to-suit Mental Health Clinic in the Tampa, Florida area. The proposed project would replace the existing combined 49,766 square-feet of mental health facilities located at 10770 North 46th Street, 14517 Bruce B. Downs Boulevard, and 4700 North Habana Street with a new 158,000 net usable square feet state-of-the-art, energy-efficient Mental Health Clinic, 800 parking spaces, and appropriate stormwater management features. The Proposed Action includes consideration of a build-to-suit Mental Health Clinic on 3 different site alternatives identified during GSA’s developer proposal process.

2.2.1 Alternative 1 – Temple Terrace

Alternative 1 consists of a 20-acre wooded site near the intersection of Temple Terrace Highway and Davis Road (see Figure 2-1). Residential areas are located to the west of the site and to the northeast. Commercial areas are located to the north and to the east of the site. Industrial areas and undeveloped land are located to the south. The main entrance to the facility would be off Temple Terrace Highway.



Figure 2-1. Temple Terrace Site (Alternative 1)

2.2.2 Alternative 2 – Bearss Avenue

Alternative 2 consists of a 28.1-acre site near the intersection of Bearss Avenue and N 12th Street (see Figure 2-2). The site is currently utilized for recreational purposes and includes a paintball facility, golf driving range, and a boat repair facility. Commercial areas are located to the west. Residential areas located to the east. Burrell Lake is located to the north. Undeveloped land is located to the south. The main entrance to the facility would be off Bearss Avenue.



Figure 2-2. Bearss Avenue Site (Alternative 2)

2.2.3 Alternative 3 – U.S. Highway 301

Alternative 3 consists of a 51.6-acre wooded site near the intersection of U.S. Highway 301 and East Sligh Avenue (see Figure 2-3). Various commercial uses are located to the north, east, and south of the site. Residential areas are located to the west. Construction activities and the footprint of the proposed facility would be located within up to 30 acres of the northern and central portion of the 51.6-acre site. The main entrance to the facility would be off East Sligh Avenue.



Figure 2-3. U.S. Highway 301 (Alternative 3)

2.3 NO ACTION ALTERNATIVE

Under the No Action Alternative, GSA would not pursue a long-term lease and operation of a new build-to-suit and consolidated Mental Health Clinic for the VA. The VHA would continue to serve the Tampa area Veterans through their existing under-sized facilities scattered throughout the Tampa area.

2.4 ALTERNATIVES CONSIDERED BUT DISMISSED

NEPA requires GSA to assess a range of reasonable alternatives to the Proposed Action. Several alternatives were assessed to determine whether they were feasible and whether they would meet the project's purpose and need. GSA considered additional sites, however, the three sites under consideration in this EA document best met the space and location requirements for a new build-to-suit Mental Health Clinic. In order to be considered a viable site, the property must have been available for development, have an interested developer, lack significant environmental constraints (e.g., large areas of contamination, extensive wetlands, eligible cultural sites), and be located within the Tampa service area to maintain Veteran accessibility to mental healthcare within the Tampa area.

GSA also determined renovation and expansion of the existing facilities was not feasible due to the cost for such renovations, disruption to existing Veteran services during renovations, and the lack of additional

space to accommodate the additional square footage necessary for the projected demand and consolidated space for Veteran mental health services in the Tampa area.

2.5 PROJECT INFORMATION

This section provides additional details associated with the construction and operation of the build-to-suit Mental Health Clinic.

2.5.1 Construction

Construction would begin in early 2022 and take approximately 18 months. The proposed facility would be up to two stories (50 feet) tall. All construction activities, including staging/laydown, would remain within the respective property boundary. Construction access would occur from existing points of entry using existing roadway infrastructure. Construction activities would include removal of existing vegetation, site grading to accommodate the Mental Health Clinic, 800 surface parking spaces, stormwater management, and utility tie-ins. Site grading would direct stormwater to a combination of bioswales and catch basins, and be piped to a larger stormwater detention pond. Excavation material from the stormwater detention pond, as feasible, would be used for fill material for grading elsewhere on the site. As feasible, top layers of organic material would be stockpiled onsite and reused to help restore (revegetate) temporarily disturbed areas.

Construction equipment would be typical of building construction, including trucks (cement and dump), backhoe, loader, bulldozer, crane, concrete equipment, and pavers. On average, construction would require 40 construction workers onsite and 3 trucks per day for deliveries and waste removal. Peak construction would last for approximately 8 months with a potential maximum of 70 construction workers and 9 trucks per day. All construction and demolition waste would be disposed and recycled at authorized facilities.

Following construction, temporarily disturbed areas would be stabilized and landscaped.

2.5.2 Operations

Operation of the new Mental Health Clinic is estimated to begin in 2024. Services at the existing Tampa facilities would be consolidated and transferred to the expanded Mental Health Clinic with a net increase of 108,234 RSF. The facility would be open Monday through Friday, 6:30am to 5:30pm, and on Saturdays from 8:00am to noon.

The VA estimates approximately 261 new employees would work at the new Mental Health Clinic in addition to the existing 96 employees. It is estimated that the new Mental Health Clinic would serve approximately 1,200 Veterans per day compared to the existing facilities which combined have an existing average visits of 532 Veterans per day. The larger facility would improve overall Veteran mental health care in the Tampa area by providing a larger space to accommodate the needs of growing Veteran populations, and a greater ability to maintain social distancing as needed with larger waiting areas and wider hallways.

GSA achieves to promote the high-performance and sustainable building goals of EO 13834, Efficient Federal Operations. GSA would incorporate high-performance and sustainability requirements into the Request for Lease Proposals which would encourage offerors to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher and a Green Globes rating of 2 Green Globes. The Green Globes for New Construction 2013 Program includes a total of 1,000 points across the seven categories listed below, together with their sub-categories (Green Building Initiative, 2020a; Green Building Initiative, 2020b). Buildings need to achieve a score of at least 55 percent to get a rating of two Green Globes. Of the total available points, energy has the highest share by far, followed by Indoor environment, materials and resources, and water. There are no prerequisites, and building designers are free to select any combination of points across categories to achieve the desired total score.

- **Project Management (50 points):** Integrated design Process, Setting Performance Goals, Environmental Management, Building Commissioning
- **Energy (390 points):** Conservation, Demand Reduction, Metering, Measurement and Verification, Building Envelope, Lighting, HVAC Systems and Controls, Renewable Energy, Energy Efficient Transportation
- **Water (110 points):** Conservation Measures, Cooling Towers, Boilers & Water Heaters, Water Intensive Process Applications, Alternate Water Sources, Metering, Irrigation
- **Materials and Resources (125 points):** Building Assembly, Interior Fit-outs, Materials Re-Use, Waste Reduction, Building Service Life Plan, Resource Conservation
- **Emissions (50 points):** Equipment, Heating, Ozone Depleting Refrigerant, Global Warming Issues
- **Indoor Environment (160 points):** Ventilation, Source Control and Measurement, Lighting Design and Systems, Thermal Comfort, Acoustic Comfort
- **Site (115 points):** Ecological Impacts, Storm water Management, Landscaping, Exterior Light Pollution

2.6 COMPARISON OF ALTERNATIVES AND IMPACTS

Table 2-1 presents a comparison of potential impacts by Alternative as well as whether the Alternative would achieve the purpose and need or has the potential for public controversy. Refer to Chapter 3 for a detailed analysis of the environmental resources and potential impacts due to the Proposed Action and Alternatives. Impact ratings consider implementation of measures to avoid, minimize, and mitigate impacts as described in Chapter 3.

Table 2-1. Comparison of Impacts¹

Resource	No-Action Alternative	Proposed Action			Cumulative Impacts
		Alternative 1 (Temple Terrace)	Alternative 2 (Bearss Avenue)	Alternative 3 (U.S. Highway 301)	
Land Use (including Planning and Zoning)	No Impact	Minor	Minor	Minor (land use) Negligible (zoning)	Minor
Cultural Resources	No Impact	Negligible	Negligible	Negligible	Negligible
Geology & Soils	No Impact	Minor	Minor	Minor	Minor
Water Resources (including groundwater, surface water, wetlands, and floodplains)	No Impact	Minor	Minor	Moderate	Moderate
Biological Resources	No Impact	Minor	Minor	Moderate	Moderate
Air Quality	No Impact	Minor	Minor	Minor	Minor
Transportation and Parking	No Impact ²	Minor	Moderate	Minor	Moderate
Noise	No Impact	Moderate (Construction) Minor (Operations)	Moderate (Construction) Minor (Operations)	Moderate (Construction) Minor (Operations)	Minor
Utilities and Infrastructure	No Impact	Negligible	Negligible	Negligible	Negligible

Resource	No-Action Alternative	Proposed Action			Cumulative Impacts
		Alternative 1 (Temple Terrace)	Alternative 2 (Bearss Avenue)	Alternative 3 (U.S. Highway 301)	
Materials and Wastes	No Impact	Negligible	Negligible	Negligible	Negligible
Socioeconomics	No Impact ²	Beneficial	Beneficial	Beneficial	Beneficial
Environmental Justice	No Impact	Minor	Minor	Minor	Minor
Health and Safety	No Impact	Negligible	Negligible	Negligible	Negligible
Site Contamination	No Impact	Minor	Minor	Negligible ³	Negligible
Achieve Purpose and Need ⁴	No	Yes	Yes	Yes	N/A
Potential for Public Controversy ⁵	No	No	No	No	N/A

N/A = not applicable.

¹The following definitions relate to the impact ratings presented within the table:

- Beneficial – Impacts would improve or enhance the resource.
- Negligible – A resource would not be affected, or the effects would be at or below the level of detection, and changes would not be of any measurable or perceptible consequence.
- Minor – The action would have a barely detectable or measurable adverse impact on the resource. Effects would be localized, small, and of little consequence to the sustainability of the resource.
- Moderate – The action would have a noticeable or measurable adverse impact on the resource. This category could include potentially significant impacts that could be reduced to a lesser degree by the implementation of mitigation measures.
- Significant – The action would have obvious and extensive adverse impacts that could result in potentially significant impacts on a resource despite mitigation measures.

²The No-Action Alternative would not provide benefits of a new Mental Health Clinic; the VHA would continue under the status-quo to serve the Tampa area Veterans through their existing under-sized facilities.

³The database records search and site visit conducted as part of the Phase 1 environmental site investigation at the U.S. Highway 301 site did not identify any potential for contamination, however, historic aerial review as part of the effort identified a former structure on the site which could pose the potential for an underground storage tank.

⁴The No-Action Alternative would not achieve the purpose and need as described in Section 1.3. The existing leased Mental Health Clinic facilities totaling approximately 49,766 RSF are spread across three facilities throughout the Tampa area and are inadequate to accommodate existing and anticipated future Veteran need.

⁵None of the alternatives are anticipated to generate public controversy. As discussed in Section 1.6, GSA coordinated with federal, state, and local agencies and locally-elected officials. No controversy was identified during scoping and GSA determined through the EA analysis there would not be disproportionately high and adverse impacts on environmental justice populations. Additionally, preliminary findings of the EA indicate no potential for significant adverse effects from any of the Proposed Action site alternatives. GSA will further consider potential for public controversy based on comments received during the Draft EA public comment period.

CHAPTER 3 ENVIRONMENTAL SETTING AND CONSEQUENCES

This section provides relevant environmental, cultural, and socioeconomic baseline information, and identifies and evaluates the individual or cumulative environmental, cultural, and socioeconomic changes likely to result from constructing and operating the proposed build-to-suit Mental Health Clinic. The Region of Influence (ROI) for this EA includes the three potential site alternatives discussed in Section 2.2, and the immediately adjoining properties.

The methodology used to identify the existing conditions and to evaluate potential impacts on the physical and human environment involved the following: review of documentation and project information provided by GSA, searches of various environmental and agency databases, agency consultations, and the Phase 1 environmental site assessments and biological and cultural investigations for each site alternative. All references are cited, where appropriate, throughout this EA.

Wherever possible, the analyses presented in this chapter quantify the potential impacts associated with the Proposed Action Alternatives and the No Action Alternative. Where it is not possible to quantify impacts, the analyses presents a qualitative assessment of the potential impacts. The following descriptors qualitatively characterize impacts on each resource area analyzed:

- Beneficial – Impacts would improve or enhance the resource.
- Negligible – A resource would not be affected, or the effects would be at or below the level of detection, and changes would not be of any measurable or perceptible consequence.
- Minor – The action would have a barely detectable or measurable adverse impact on the resource. Effects would be localized, small, and of little consequence to the sustainability of the resource.
- Moderate – The action would have a noticeable or measurable adverse impact on the resource. This category could include potentially significant impacts that could be reduced to a lesser degree by the implementation of mitigation measures.
- Significant – The action would have obvious and extensive adverse impacts that could result in potentially significant impacts on a resource despite mitigation measures.

3.1.1 Resource Areas Screened from Detailed Analysis

CEQ regulations encourage NEPA analyses to be as concise and focused as possible, consistent with 40 CFR 1500.1(b) and 1500.4(b): "...NEPA documents must concentrate on the issues that are truly significant to the action in question, rather than amassing needless detail ... prepare analytic rather than encyclopedic analyses." Consistent with the NEPA and CEQ Regulations, this EA focuses on those resources and conditions potentially subject to effects.

Table 3-1 identifies and describes the resources that GSA determined would either not be affected, would sustain negligible impacts from the Proposed Action, or would sustain solely beneficial impacts, and not require further evaluation. The resource areas dismissed from further analysis are infrastructure and utilities, health and safety, socioeconomics, and materials and waste.

Table 3-1. Resource Areas Screened from Further Analysis

Resource Area	Rationale
Infrastructure and Utilities	All of the Proposed Action site alternatives are located in proximity to existing infrastructure and utilities (e.g., potable water, sewer, electric, gas and communications). Construction of the proposed Mental Health Clinic would require connection to existing respective utility tie-ins, requiring negligible and temporary disturbance within the utility rights-of-way. The developer of

Resource Area	Rationale
	<p>the proposed Mental Health Clinic would coordinate with the respective utility provider to ensure negligible interruptions to the service area. Operations of the proposed Mental Health Clinic would result in an increase in the consumption of utilities, but adequate utility capacity exists to supply the proposed facility, regardless of the site alternative.</p>
<p>Health and Safety</p>	<p>Construction activities are innately hazardous, but would be mitigated and handled by the construction contractors. Any project-specific hazards affecting workers would be reduced based on strict adherence to Occupational Health and Safety (OSHA) standards and other relevant safety laws, rules and regulations. Phase II investigations at the selected alternative site would be conducted prior to commencing heavy construction activities to determine any potential contamination at or below the surface of the site. Any potential contamination discovered onsite would be mitigated using appropriate techniques and measures to protect the health and safety of onsite construction workers, VA employees, and visitors to the site. Therefore, there would be a low likelihood of human health or safety impacts as a result of construction activities or from operations. The Proposed Action, regardless of site alternative, would not present any additional health and safety concerns to onsite employees or visitors.</p>
<p>Socio-economics</p>	<p>Socioeconomics is defined as the basic attributes and resources associated with the human environment, particularly population and economic activity. The Proposed Action would not result in any appreciable effects to the local or regional socioeconomic environment. Construction of the proposed Mental Health Clinic would have minor beneficial effects associated with temporary employment of construction personnel and transportation of goods and materials to the construction site. Approximately 357 people would work in the new facility, 96 of which would include staff from the existing Mental Health Clinic. The balance of 261 people would be newly hired employees, which would result in minor beneficial effects associated with new employment positions. There would be no permanent change in sales volume, income, employment, or population because of the Proposed Action. The new facility would also improve Veteran healthcare options and access.</p>
<p>Materials & Waste</p>	<p>Small amounts of construction debris and other solid wastes may be generated, however, no adverse effects from generation of solid and hazardous waste would be expected. All materials would be recycled where possible or disposed of in approved landfills in accordance with associated regulatory requirements. Hazardous materials associated with construction would be used in accordance with federal, state and local regulations. The increased amounts of hazardous materials such as diesel fuel, gasoline, paint, adhesives and solvents used onsite during construction could increase the potential for spills. Any spills from construction activities would be immediately contained and disposed of properly. Therefore, there would be a low likelihood of hazardous material spills or waste impacts as a result of construction activities. There would be negligible impacts related to hazardous materials and wastes from operations of the new Mental Health Clinic. The new facility would not include any asbestos containing materials or lead-based paint that could result in occupant exposure, or any polychlorinated biphenyl-containing electrical equipment. Hazardous materials such as paints and cleaners would be used in facility maintenance activities, but these would likely be in small amounts. Small amounts of hazardous waste may also be generated periodically from facility maintenance activities and would be managed in accordance with applicable regulations. No adverse effects from generation of solid and hazardous waste would be expected under this scenario.</p>

OSHA = Occupational Health and Safety

The subsections presented throughout the remainder of this chapter provide a concise summary of the current affected environment within the ROI and an analysis of the potential effects to each resource area considered from implementation of the No Action Alternative and the Proposed Action.

3.2 LAND USE

3.2.1 Affected Environment

3.2.1.1 Land Use Planning

Table 3.2-1 summarizes the general landcover classifications identified at each of the three considered alternative sites.

Table 3.2-1. Landcover of Considered Alternative Sites

Site	General Landcover		Detailed Landcover	
	Classification	Acreage	Classification	Acreage
Temple Terrace (Alternative 1)	Developed	1.72	Developed, high intensity	0.04
			Developed, medium intensity	0.75
			Developed, low intensity	0.31
			Developed, open space	0.62
	Forested	13.54	Evergreen forest	13.54
	Shrub/scrub	4.59	Shrub/scrub	4.59
Bearss Avenue (Alternative 2)	Developed	27.11	Developed, medium intensity	2.77
			Developed, low intensity	7.10
			Developed, open space	17.23
U.S. Highway 301 (Alternative 3)	Developed	7.19	Developed, medium intensity	0.28
			Developed, low intensity	0.21
			Developed, open space	6.70
	Herbaceous	0.02	Herbaceous	0.02
	Shrub/scrub	15.20	Shrub/scrub	15.30
	Wetlands	29.03	Woody wetlands	29.03

Source: USGS 2016

For reference, the landcover classifications used in Table 3.2-1 are defined as follows (USGS 2016):

- Developed, high intensity – highly developed areas where impervious surfaces account for 80 to 100 percent of the total cover.
- Developed, medium intensity – areas with a mixture of constructed materials and vegetation. Impervious surfaces account for 50 to 79 percent of the total cover.
- Developed, low intensity – areas with a mixture of constructed materials and vegetation. Impervious surfaces account for 20 to 49 percent of total cover.
- Developed, open space – area with a mixture of some constructed materials, but mostly vegetation in the form of lawn grasses. Impervious surfaces account for less than 20 percent of total cover.
- Evergreen forest – areas dominated by trees generally greater than 5 meters tall, and greater than 20 percent of total vegetation cover. More than 75 percent of the tree species maintain their leaves all year. Canopy is never without green foliage.

- Shrub/scrub – areas dominated by shrubs; less than 5 meters tall with shrub canopy typically greater than 20 percent of total vegetation. This class includes true shrubs, young trees in an early successional stage, or trees stunted from environmental conditions.
- Herbaceous – areas dominated by graminoid or herbaceous vegetation, generally greater than 80 percent of total vegetation. These areas are not subject to intensive management such as tilling, but can be utilized for grazing.
- Woody wetlands – areas where forest or shrubland vegetation accounts for greater than 20 percent of vegetative cover and the soil or substrate is periodically saturated with or covered with water.
- Emergent woody wetlands – areas where perennial herbaceous vegetation accounts for greater than 80 percent of vegetative cover and the soil or substrate is periodically saturated with or covered with water.

Temple Terrace Site

The property is bounded by Temple Terrace Highway to the north and Davis Road to the east. Single-family homes exist to the northeast on the other side of the intersection of Temple Terrace Highway and Davis Road, while wooded, undeveloped properties exist to the west and south. Across Temple Terrace Highway to the north of the site lie properties with land uses generally identified as light industrial and public/quasi-public/institutions (typical uses of such properties include government-owned facilities, churches, hospitals, schools, clubs, recreation, attractions, utility, and transportation facilities) (Hillsborough County City-County Planning Commission 2020, Plan Hillsborough 2018).

The planned future land use for the Temple Terrace site, and all surrounding adjacent properties, is currently identified as community mixed-use (Hillsborough County City-County Planning Commission 2020).

The Temple Terrace site is currently zoned as Planned Development (Hillsborough County 2020d). As described by Hillsborough County, “Planned Development (PD) districts are intended to encourage creative, innovative, and/or mixed use development, and to insure and promote land use compatibility and harmony for land that is to be planned and developed as a whole in a single development operation or a programmed series of development phases. These districts are used for customized purposes in cases where standard district regulations are inadequate to protect surrounding property or where design flexibility is sought” (Hillsborough County 2020e).

Bearss Avenue Site

The Bearss Avenue site is bounded by East Bearss Avenue to the south, Sinclair Hills Road to the north, North 12th Street to the east, and a railroad to the west. The existing land use of the Bearss Avenue Site is generally identified as recreation/open space (paintball center and golf driving range), with a heavy commercial parcel in the northwest corner (boat repair center) (Hillsborough County City-County Planning Commission 2020). Surrounding existing land uses include single-family and mobile homes to the east and northeast. Light and heavy industrial properties lie to the south across Bearss Avenue, and light and heavy commercial properties are located to the east across the railroad tracks.

The planned future land use for the Bearss Avenue site is classified as office commercial (Hillsborough County City-County Planning Commission 2020). Typical uses of this land use include community commercial, offices, mixed-use developments, and compatible residential (Plan Hillsborough 2018).

The Bearss Avenue site is currently zoned as Planned Development (Hillsborough County 2020d).

U.S. Highway 301 Site

The U.S. Highway 301 site is a vacant lot bounded to the north by East Sligh Avenue and to the east by U.S. Highway 301. Commercial and light industrial properties exist along the southeast corner and southern boundary of the site. Vacant land borders the southwest corner, while single family/mobile homes border the remainder of the western boundary. A mobile home park lies northwest of the site.

The planned future land use for the U.S. Highway 301 site, and all surrounding adjacent properties, is currently identified as community mixed use. (Hillsborough County City-County Planning Commission 2020).

The U.S. Highway 301 site is currently zoned as Commercial-Intensive (Hillsborough County 2020d). Per the Hillsborough County Land Development Code (Sec. 2.02.01), “The purpose of this district is to provide areas for intense commercial activities permitting commercial and service uses which have greater external affects such as noise, traffic, vibration, or outdoor storage.”

3.2.1.2 City and Community Plans

Unincorporated Hillsborough County (2008) has adopted a Comprehensive Plan to guide community planning and development. This plan complies with Florida’s Local Government Comprehensive Planning and Land Development Regulation Act (i.e., the Florida 1985 Growth Management Act). The description of the affected environment above incorporates planning and zoning information on the sites found within these plans.

3.2.2 Environmental Consequences

3.2.2.1 No Action Alternative

Under the No Action Alternative, no new Mental Health Clinic would be constructed. There would be no change to land use or zoning; therefore, no impacts would occur. Existing conditions at each of the three considered site alternatives would remain as described in Section 3.2.1.

3.2.2.2 Proposed Action Alternatives

Construction of a new Mental Health Clinic at any of the three considered site alternatives would result in minor adverse effects to land use. All three sites are currently undeveloped, so any new onsite construction would represent a change in land use. The U.S. Highway 301 site is zoned as Commercial-Intensive (Hillsborough County 2020d); medical clinics are listed as a permitted use within this zoning category (Hillsborough County 2020e). The Temple Terrace Highway and Bearss Avenue sites are both zoned as Planned Developments. If the proposed Mental Health Clinic would not be a suitable use as part of the planned development zoning, the developer would be required to file for a zoning change to add the new use (Hillsborough County 2020e).

3.2.3 Measures to Avoid, Minimize and Mitigate Impacts

All development and any potential change in site zoning for the Temple Terrace and Bearss Avenue sites would be conducted in accordance with the Unincorporated Hillsborough County Comprehensive Plan and the Hillsborough County Land Development Code. Adherence to local land development codes and regulations would also reduce or avoid potential land use effects. Construction planning would be performed in coordination with the Hillsborough County Community and Infrastructure Planning Department to ensure all permits and plans comply with local regulations.

3.3 CULTURAL RESOURCES

This section describes the cultural resources associated with the Proposed Action site alternatives and potential effects on cultural resources from each of the alternatives. The discussion describes the regulatory framework, along with existing cultural resources within the area of potential effect (APE) for each site alternative. Based on the scale of the proposed development, the project has a limited potential for visual, audible, or effects outside the construction footprint. Therefore, the archaeological APE was defined as the proposed parcel boundary of each site alternative, while the viewshed APE included the parcel boundaries and immediately adjacent parcels.

Section 106 of the NHPA requires GSA to take into account the effects of its undertaking on properties listed or eligible for listing in the National Register of Historic Places (NRHP) and to allow the Advisory Council on Historic Preservation reasonable opportunity to comment on the undertaking. An undertaking means a project, activity, or program funded in whole, or in part, under the direct or indirect jurisdiction of a federal agency, including, among other things, processes requiring a federal permit, license, or approval. In this case, the undertaking is federal (GSA) providing the VA with a long-term lease and operation of a build-to-suit Mental Health Clinic in the Tampa, Florida area.

The EA uses the following terms related to cultural resources:

- **Historic properties** are defined as any district, site, building, structure, or object that is included in or eligible for inclusion in the NRHP. In most cases, properties less than 50 years old are not considered eligible for the NRHP.
- **Traditional cultural properties** are a type of historic property eligible for the NRHP because of their association with cultural practices or beliefs of a living community that: (1) are rooted in that community's history or (2) are important in maintaining the continuing cultural identity of the community.
- **Cultural resources** include the remains and sites associated with human activities, such as prehistoric and ethno-historic Indian archaeological sites, historic archaeological sites, historic buildings and structures, and elements or areas of the natural landscape. Cultural resources determined to be NRHP-eligible or potentially eligible are historic properties.

Section 106 also requires that GSA seek concurrence with the State Historic Preservation Officer (SHPO) on any finding involving effects or no effects on historic properties. If Native American properties have been identified, Section 106 also requires that GSA consult with interested Native American tribes who might attach religious or cultural significance to such properties.

Table 3.3-1 below provides a summary of relevant federal regulations related to Cultural Resources.

Table 3.3-1. Federal Regulations Related to Evaluation of Cultural Resources

Federal Regulation	Citation	Relevance
Archaeological Resources Protection Act	United States Code, Title 16, Sections 470aa-mm	Regulates the protection of archaeological resources and sites that are on federal and Indian lands.
Native American Graves Protection and Repatriation Act	United States Code, Title 25, Sections 3001 et seq.	Provides a process for museums and federal agencies to return certain Native American cultural items, such as human remains, funerary objects, sacred objects, or objects of cultural patrimony, to lineal descendants and culturally affiliated Indian tribes.
National Historic Preservation Act of 1966	United States Code, Title 16, Sections 470 et seq.	Authorized the NRHP and coordinates public and private effort to identify, evaluate, and protect the nation's historic and archaeological resources.

Federal Regulation	Citation	Relevance
National Register of Historic Places	Code of Federal Regulations, Title 36, Chapter I, Part 60	Recognizes resources of local, state, and national significance that have been documented and evaluated according to uniform standards and criteria.

The NRHP is authorized by the NHPA. It is the nation’s official list of buildings, structures, objects, sites, and districts worthy of preservation because of their significance in American history, architecture, archeology, engineering, and culture. The NRHP recognizes resources of local, state, and national significance that have been documented and evaluated according to uniform standards and criteria. The NRHP is part of a national program managed by the National Park Service to coordinate and support public and private efforts to identify, evaluate, and protect America’s historic and archaeological resources.

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity and:

- A. are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. are associated with the lives of persons significant in our past; or
- C. embody distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. have yielded, or may be likely to yield, information important in prehistory or history.

In order to be eligible for listing in the NRHP, a property must retain sufficient integrity to convey its significance. The NRHP publication *How to Apply the National Register Criteria for Evaluation*, National Register Bulletin 15, establishes how to evaluate the integrity of a property: “Integrity is the ability of a property to convey its significance” (National Park Service, National Register of Historic Places 1991). The evaluation of integrity must be grounded in an understanding of a property’s physical features, and how they relate to the concept of integrity. Determining which of these aspects are most important to a property requires knowing why, where, and when a property is significant. To retain historic integrity, a property must possess several, and usually most, aspects of integrity:

1. **Location** is the place where the historic property was constructed or the place where the historic event occurred.
2. **Design** is the combination of elements that create the form, plan, space, structure, and style of a property.
3. **Setting** is the physical environment of a historic property and refers to the character of the site and the relationship to surrounding features and open space. Setting often refers to the basic physical conditions under which a property was built and the functions it was intended to serve. These features can be either natural or manmade, including vegetation, paths, fences, and relationships between other features or open space.
4. **Materials** are the physical elements that were combined or deposited during a particular period or time, and in a particular pattern or configuration to form a historic property.
5. **Workmanship** is the physical evidence of crafts of a particular culture or people during any given period of history or prehistory and can be applied to the property as a whole, or to individual components.
6. **Feeling** is a property’s expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, when taken together, convey the property’s historic character.

7. **Association** is the direct link between the important historic event or person and a historic property.

3.3.1 Affected Environment

GSA conducted a cultural resource assessment survey (CRAS) at each of the three Proposed Action site alternatives (New South Associates 2020). The survey entailed three principal tasks: background research, fieldwork, and laboratory analysis. Background research involved compiling environmental and cultural contexts for the survey area and surrounding region to assist with site identification and evaluation. Archaeological fieldwork consisted of surface and subsurface investigation within the parcel boundaries, using systematic probability-based strategies. The architectural survey included the subject parcels and adjacent parcels. Laboratory work involved cleaning, stabilizing, and inventorying recovered artifacts. Analysis focused on determining the chronological and functional associations of the sites, if found. Findings of the CRAS are summarized below. Section 1.6.3, Native American Coordination, summarized the tribes GSA contacted during scoping and review of the Draft EA. To date, GSA has not received responses from any of the tribes.

3.3.1.1 Archaeological Resources

Field methods used to complete the archaeological survey followed the *Cultural Resource Management Standards & Operational Manual* developed by the Florida Division of Historic Resources. The survey included visual inspection and systematic shovel testing. Specific field methods were determined by probability zones (defined from sensitivity maps) and by field observations on topography and environment. Factors affecting field methods included surface water, soil drainage, urbanization, and disturbance. High probability zones typically included elevated landforms adjacent to permanent fresh water sources. Low probability zones were upland areas over 100 meters from permanent fresh water sources. Moderate/medium probability zones, usually upland areas adjacent to wetlands, were between the high and low probability zones and share characteristics of both.

As previously stated, the APE for archaeological resources was the parcel boundary of each site alternative. The CRAS for each site alternative did not identify any archaeological sites at the Bearss Avenue or U.S. Highway 301 Proposed Action site alternatives (New South Associates 2020). Subsurface testing of the Temple Terrace Parcel identified one new archaeological resource within the APE, the Temple Terrace Scatter (8HI15077). This site consists of a non-diagnostic lithic scatter. The nearly 32 lithic flakes recovered were comprised of Coastal Plain chert. No ceramics and no formal stone tools were identified (New South Associates 2020).

3.3.1.2 Historic Architecture

The architectural survey of the project's APE was conducted in accordance with regulations set forth in 36 CFR 800. Architectural properties aged 50 years or older were documented with digital photography and field notes. The purpose of the survey was to identify any properties that are either listed or eligible for listing on the NRHP. The fieldwork included survey of resources previously documented by the SHPO.

As previously stated, the APE for historic architecture included the parcel boundary of each site alternative and adjacent parcels. Findings include:

- **Temple Terrace:** Four newly recorded historic architecture resources located on adjacent parcels to the site (also see Figure 3.3-1):

8302 Temple Terrace Highway Church (8HI15071), located on the north side of Temple Terrace Highway. The structure was originally constructed as a single-family residence in 1963 and is L-shaped, made of concrete block, with a low-pitched, cross-gable roof covered with asphalt shingles. The integrated garage/carport located on the west side of the house has been enclosed with plywood paneling. The non-historic front entrance consists of synthetic, full-light double doors with flanking

full height windows. A non-historic, synthetic, six-panel door opens to a small frame stoop at the rear of the building. A non-historic wood slab door is also present on the west elevation. The Riverdale Baptist Church purchased the house in 1996 and converted it into a church at that time.

8609 Temple Terrace Highway House (8HI15072), located directly north of the site on the south side of Temple Terrace Highway. The one-story ranch house was built in 1957 with the rear porch/patio added in the 1970s. The concrete block dwelling has an irregular plan with a low-pitched, side gable principal roof form, a rear porch addition with a shed roof, and a flat, secondary roof on the side carport. All roof surfaces are covered with asphalt shingles. The entrance door is a non-historic, synthetic replacement with half-light glazing and two embossed lower panels. The house façade has a tripartite window composed of four-light, metal awning windows. Other windows consist of two-light metal frame awning windows. In addition to the house, a non-historic, open shed canopy, constructed in 1986, and a non-historic, late twentieth or early twenty-first century shed, are also located on the property.

8617 Temple Terrace Highway House (8HI15073), located directly north of the site on the south side of Temple Terrace Highway. The one-story ranch residence was built in 1958 and the detached garage was built in 1960. Both the house and garage are constructed of concrete block. The house has an irregular plan and an integrated carport and entrance porch with wrought-iron supports. The low-pitched, side gable roof has wide overhanging eaves. The rear porch addition has a shed roof. Both roof forms are covered with asphalt shingles. Original metal frame windows include a 16-light picture window with operable awnings, four-light awning windows, and three-light awning windows. Several windows are covered with historic metal awnings. The historic, single-car garage is located to the west of the house. It has a rectangular plan, a front-gable roof, and metal, rolling overhead door.

8706 Harney Road Store (8HI15074), located on the northeast corner of the intersection of Davis Road and Harney Road and faces Harney Road to the Southeast. The one-story, reinforced concrete block building was constructed in 1947 and has an irregular plan and a stepped parapet on a flat roof. A small, concrete block wing located at the northeast corner of the building has a shed roof. A gable roof canopy supported by concrete brick columns covers the central glass and aluminum frame storefront double entrance doors. A variety of historic and non-historic window types line the east and west sides of the entrance doors and are covered by non-historic fabric awnings. Two, non-historic service doors were observed on the west side of the building. The property is occupied by the East Lake Food Market and wood letter signage lines the upper walls on the front, east, and rear sides. A non-historic, canopy with a metal gable roof was erected to the west of the store in 2013.

- **Bearss Avenue:** Five newly recorded historic architecture resources; two located on the parcel and the other three adjacent (also see Figure 3.3-2):

Seaboard RR Corridor (8HI15075), Located along the west side of the parcel between Sinclair Hills Road and E. Bearss Avenue, the Seaboard Railroad Corridor (8HI15075) is part of a single-track railroad that was originally built by the Tampa Northern Railroad Company in 1906. The 49-mile, north-south line opened in 1908, providing passenger service between Tampa and Brooksville where it connected with the larger Atlanta, Birmingham & Atlantic Railroad system. The Tampa Northern Railroad was among the first rail systems to serve the Tampa Union Station. In 1926, at the height of the Florida Land Boom, the line was extended to the Seaboard mainline at Waldo, Florida, which greatly expanded passenger rail service and shipping of timber, agricultural crops, and phosphates throughout the towns located along the state's central west coast. The CSX Corporation owns and operates the railroad corridor for freight service as part of its Brooksville Subdivision line.

This segment of the Seaboard Railroad Corridor is constructed with single-gauge track set on timber ties over gravel ballast. The track crossing Sinclair Hills Road is set in the asphalt road, while that spanning E. Bearss Avenue has a concrete foundation. While the original and historic alignment of

the railroad corridor remains intact, the infrastructure of this segment has been repaired and replaced over time and does not exhibit distinctive characteristics or possess high artistic design or aesthetic value. The railroad corridor is generally screened from view by overgrown vegetation and wooded areas lining both sides of the corridor. Non-historic commercial buildings are visible at the north and south ends of the resource, and the adjacent commercial and industrial development is consistent with the historical settings of railroad corridors.

Water Tank (8HI15067), Located on the parcel approximately 45 feet east of the Seaboard Railroad Corridor, the all-steel, elevated water tower was constructed circa 1960 according to historic aerial photographs. The structure is a standard, traditional style water tower design with a conical roof, hemispherical tank bottom, four angled support columns, and a central riser pipe. A single support strut and tie rods provide additional structural bracing to the water tower's four column "legs." Integrated ladders provide access to the balcony that rings the tank and to the tank vent. It is likely the water tower was historically used to support orchard farming on the parcel.

1007 Sinclair Road Warehouses (8HI15068), located on the south side of Sinclair Hills Road partially within the parcel. The warehouse facility contains two, one-story, metal-frame commercial warehouse buildings. The Western Warehouse was constructed in 1968 and has a rectangular plan, low-pitched, metal front gable roof, and 5v metal panel exterior. A central aluminum frame and glass entrance door and flanking, full-height, fixed sidelight windows, are located at the west end of the north elevation façade. The Eastern Warehouse building was built in 1951 and has a rectangular plan, low-pitched, side-gable metal roof, and a standing-seam metal exterior. Two, large garage openings with solid, overhead rolling metal doors and two, non-historic entrance doors are located on the north side of the building. Three, large garage openings with solid, overhead rolling metal doors are present on the east side of the 1951 warehouse and a single garage opening with an overhead rolling metal door was observed on the west side. Historic aerial photographs show six warehouse buildings were originally located on the parcel; however, four of the buildings were demolished between 1982 and 2007. In addition, the front portion of the 1968 Western Warehouse was removed between 2002 and 2007. A new façade was constructed on the building in 2015. The property is currently occupied by the Amazing Marine boat repair business.

1112 Sinclair Road House (8HI15069), located in the Apex Lake Estates subdivision and faces Sinclair Hills Road to the south. The one-story ranch house was constructed in 1963, and has an irregular plan with a non-historic attached front garage, a low-pitched, cross-gable roof covered with asphalt shingles, and a painted brick veneer and concrete stucco exterior. The gables are clad with wood clapboard and vertical panel siding. Observed windows include 6/6 wood double-hung windows and 2/2 aluminum single-hung units. Historic aerial photographs show the detached, concrete block garage was built between 1969 and 1971 and the non-historic attached garage was built between 1971 and 1982. A non-historic metal storage shed is also located on the lot and was built next to the detached garage in 2015.

1114 Sinclair Road House (8HI15070), located in the Apex Lake Estates subdivision, on the northwest corner of the intersection of Sinclair Hills Road and E. Lake Burrell Drive. The one-story, ranch house was built in 1959 and is constructed of concrete blocks with an L-shaped plan, integrated, two-car garage, and a low-pitched cross gable roof covered with asphalt shingles. Aside from the painted concrete blocks, principal siding materials include stone veneer and wood flush board siding set vertically or at angle, as is present in the front gable. An attached pergola with pressure-treated wood rafters and square, stone veneer supports covers the front entrance. Observed fenestration materials on the façade include original, three-light, metal, awning windows. The garage doors are non-historic, aluminum overhead units with embossed panels. Tax assessor's records show a swimming pool was constructed in 1978 and comparison of the 1969 and 1982 historic aerial photographs indicate the house was significantly altered and expanded during that same period.

- **U.S. Highway 301:** Two historic architecture resources located adjacent to the parcel (also see Figure 3.3-3).

Lynch's Trailer Park Office (8HI05956), located between U.S. Highway 301 and Maple Lane, was previously surveyed in 1996 and at that time the mobile home park property contained a circa 1930 Frame Vernacular house; a circa 1930 outbuilding used for laundry and storage; a historic pole barn; and approximately 25 mobile homes. Aerial photographs show the circa 1930 dwelling and outbuilding were demolished between 2015 and 2017. Fieldwork confirmed demolition of the buildings and documented that a non-historic mobile home currently occupies the site of the former house while the existing shed building, located on the site of the previously surveyed pole barn, appears to have undergone non-historic alterations. The property currently contains 15 historic and non-historic mobile homes and one, non-historic recreational trailer. Two of the historic mobile homes appear to date from circa 1968 while two others date from circa 1970. The altered shed, a non-historic metal shed building, and a non-historic lumber frame canopy were also observed on the site.

Transmission Line Corridor (8HI15076), located directly west of the parcel. Easements for the utility corridor were recorded in 1957 and construction on the combined electric transmission and utility lines began the following year according to the Real Estates Offices of Tampa Electric, which built and maintains the lines. The documented area of the transmission corridor measures approximately 200 feet wide by 1,660-feet in length and contains approximately 7.3 acres. It consists of a grass clearing framed by trees and vegetation on the east and west sides. All-steel H-Frame utility structures and taller all-steel lattice transmission line towers line the west and east sides of the corridor, respectively. The transmission and utility towers appear to have been replaced over time due to standard maintenance and improvement of the infrastructure and do not appear to be historic based on field assessment of the conditions and materials of the structures.

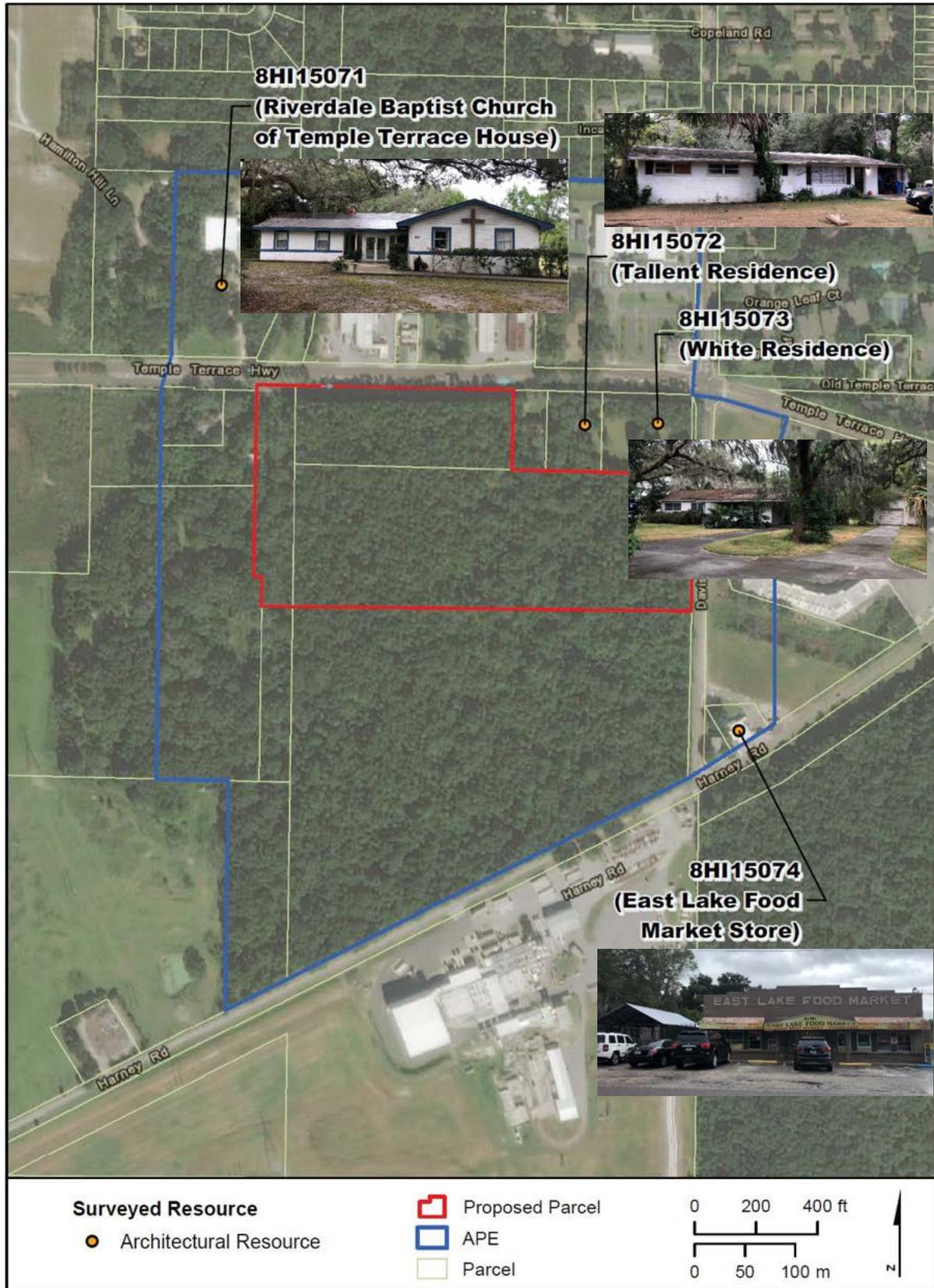


Figure 3.3-1. Temple Terrace Parcel Surveyed Architectural Resources



Figure 3.3-2. Bearss Avenue Parcel Surveyed Architectural Resources



Figure 3.3-3. U.S. Highway 301 Parcel Surveyed Architectural Resources

3.3.2 Environmental Consequences

3.3.2.1 No Action Alternative

Under the No Action Alternative, no new Mental Health Clinic would be constructed. There would be no change to existing conditions at any of the site alternatives; therefore, no impacts would occur and there would be no effect to cultural resources.

3.3.2.2 Proposed Action Alternatives

Based on the CRAS conducted at each of the Proposed Action site alternatives, GSA has concluded the proposed undertaking at any of the three sites will have no effect to cultural resources listed or eligible for listing on the NRHP located within the project's APE. GSA is consulting with the SHPO regarding concurrence of this determination. The following summarizes justification for GSA's no effect determination. Refer to Section 3.3.1.1 for additional details about each site.

- **Temple Terrace:** subsurface testing of the Temple Terrace Parcel identified one new archaeological resource within the APE, the Temple Terrace Scatter (8HI15077). This site is interpreted as a low-density, indeterminate lithic scatter that GSA recommends as not eligible for listing in the NRHP under Criterion D.

Regarding the four historic architecture resources located within the APE (8HI15071, 8HI15072, 8HI15073, and 8HI15074), GSA considers these resources as not eligible for listing on the NRHP due to a loss of integrity or for exhibiting common designs of their type and lacking architectural distinction.

Based on these initial findings, GSA concluded the proposed undertaking would have no effect to archaeological or architectural resources located within the project's APE.

- **Bearss Avenue:** The CRAS did not identify any archaeological sites within the APE, therefore no effects are anticipated.

Regarding the five documented historic architecture resources located within the APE, GSA considers four of these resources (8HI15067, 8HI15068, 8HI15069, and 8HI15070) are not eligible for listing on the NRHP because they have no association with significant events, lack integrity, and are common designs of their type.

GSA does consider the Seaboard Railroad Corridor (8HI15075) eligible for listing on the NRHP as a linear resource under Criterion A, for significance in the areas of transportation, agriculture, and community planning and development, for its role in contributing to the development of metropolitan Tampa as a major Florida tourism, transportation, and freight shipping hub during the early twentieth century as part of the larger Seaboard Air Line railroad system. GSA defined the proposed NRHP boundary as the current CSX Railroad corridor right-of-way, which is approximately 100 feet in width along this segment. Because the surrounding historic and non-historic commercial and industrial development associated with the Bearss Avenue Parcel has always been a visual feature of the Seaboard Railroad Corridor's setting and due to vegetation buffers lining the railroad corridor serving as visual screens, GSA concluded the proposed undertaking would not impact the NRHP eligibility of the resource.

Based on these initial findings, and due to the nature and scale of the project, GSA concluded the proposed undertaking would have no effect to architectural resources located within the project's APE, including the NRHP-eligible recommended Seaboard Railroad Corridor.

- **U.S. Highway 301:** The CRAS did not identify any archaeological sites within the APE, therefore no effects are anticipated.

Regarding the two documented historic architecture resources located within the APE, GSA considers the Tampa Electric Transmission Corridor (8HI15076) resource is not eligible for listing on the NRHP. The SHPO previously determined the Lynch's Trailer Park Office (8HI05956) was not eligible for listing on the NRHP. Fieldwork determined this resource has since been demolished and

new buildings have been installed on the site; GSA considers the existing mobile home park is not eligible for listing on the NRHP due to a lack of integrity.

Based on these initial findings, GSA concluded the proposed undertaking would have no effect to architectural resources located within the project's APE.

3.3.3 Measures to Avoid, Minimize and Mitigate Impacts

If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The applicant shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section at (850)-245-6333. Project activities shall not resume without verbal and/or written authorization. In the event that unmarked human remains are encountered during permitted activities, all work shall stop immediately and the proper authorities notified in accordance with Section 872.05, Florida Statutes.

3.4 GEOLOGY & SOILS

3.4.1 Affected Environment

3.4.1.1 Geology

Each of the three Proposed Action site alternatives are located within the Atlantic Coastal Plains Geomorphic Province, which is composed of sedimentary rock and unlithified sediments and is mainly used for agricultural purposes. There are no hills or mountains within the geographic region of North America (USGS 2000). The sites are also located within an area identified as Region III by Florida the FDEP, consisting mostly of clayey sediments of low permeability, which can be associated with numerous sinkholes in the Central Florida region. In this region, cover collapse sinkholes are most common as they develop where overburden sediment and/or carbonate rock abruptly falls into an underlying cavity between the top of limestone and the overburden (FDEP 2020a, FDEP 2017). Collapse sinkholes can develop and expand for hours, days, months, or years after the initial collapse and the cavity continues to collapse (FDEP 2017).

3.4.1.2 Topography

Table 3.4-1 presents the description of topography for each of the three Proposed Action sit alternatives.

Table 3.4-1 Site Topography Description

Site Alternative	Topography
Temple Terrace (Alternative 1)	The topography of the site is relatively flat with a site elevation of approximately 44 feet above mean sea level.
Bearss Avenue (Alternative 2)	Topography varies with a general slope toward the south. The site elevation is approximately 50-55 feet above mean sea level.
U.S. Highway 301 (Alternative 3)	Topography is relatively flat. The elevation at the property is approximately 15 feet above mean sea level.

3.4.1.3 Soils

Table 3.4-2 presents the description of soils for each of the three Proposed Action site alternative and Table 3.4-3 presents the soil properties and acreage by soil type.

Table 3.4-2 Site Soil Description

Site Alternative	Soil Profile for Site
Temple Terrace (Alternative 1)	The extreme western portion of the site contains soils of the Tavares-Millhopper complex, while the remainder of the site contains Candle Fine Sand (see Figure 3.4-1).
Bearss Avenue (Alternative 2)	A majority of the site soils is characterized by Zolfo Fine Sand. A small north-central portion of the site contains St. Johns Fine Sand, and a small south-central portion of the site contains Malbar Fine Sand. Additionally a small area of Arents occurs in the southeastern portion of the site. See Figure 3.4-2 for locations of these soil types at this site.
U.S. Highway 301 (Alternative 3)	Six soil types occur at the site including (from greatest to least coverage): Floridana Fine Sand, Chobee Muck; Felda Fine Sand; Malabar Fine Sand; Immokalee Fine Sand; and the Basinger, Holopaw and Samsula soils. See Figure 3.4-3 for locations of these soil types at this site.



Figure 3.4-3. U.S. Highway 301 Soil Map

Table 3.4-3. Soil Properties

Site Alternative	Map Unit Name	Prime Farmland	Runoff Potential ¹	Soil Erosion Wind Erodibility Group ²	Drainage Class ³	Acres
Temple Terrace (Alternative 1)	Tavares-Millhopper complex, 0 to 5 percent slopes	No	Very low	1	Moderately well drained	3.47
	Candler fine sand, 0 to 5 percent slopes	No ⁴	Very low	1	Excessively drained	16.39
Bearss Avenue (Alternative 2)	St. Johns fine sand	No ⁴	Very high	1	Poorly drained	1.49
	Arents, very steep	No	Medium	N/A	Well drained	0.67
	Malabar fine sand, 0 to 2 percent slopes	No ⁴	Very high	1	Poorly drained	1.7
	Zolfo fine sand, 0 to 2 percent slopes	No ⁴	Very low	1	Moderately well drained	23.4

Site Alternative	Map Unit Name	Prime Farmland	Runoff Potential ¹	Soil Erosion Wind Erodibility Group ²	Drainage Class ³	Acres
U.S. Highway 301 (Alternative 3)	Malabar fine sand, 0 to 2 percent slopes	No ⁴	Very high	1	Poorly drained	7.1
	Felda fine sand, 0 to 2 percent slopes	No	Very high	1	Poorly drained	0.9
	Felda fine sand, 0 to 2 percent slopes	No	Very high	1	Poorly drained	8.6
	Immokalee fine sand, 0 to 2 percent slopes	No ⁴	Negligible	1	Very poorly drained	0.9
	Chobee muck, frequently ponded, 0 to 1 percent slopes	No	Negligible	1	Very poorly drained	14.6
	Floridana fine sand, 0 to 2 percent slopes	No	Negligible	1	Poorly drained	18.4
	Basinger, Holopaw, and Samsula soils, depressional	No	Negligible	1	Very poorly drained	1.1

¹Runoff potential is determined based on the rate of infiltration of the particular soil when not protected by vegetation and can provide an indication of how likely the soil is prone to erosion from rainfall.

²The Wind Erodibility Group, determined by NRCS, indicates the resistance of that specific soil type to blowing wind in cultivated areas. (1 = most susceptible; 8 = least). This gives an indication of how susceptible a particular soil is to wind erosion.

³Drainage class identifies the natural drainage conditions of the soil and the frequency of duration of wet periods.

⁴NRCS did not identify any Prime Farmland Soil regulated under the Farmland Protection Policy Act of 1981 enacted to minimize the extent to which federal programs contribute to the unnecessary and irreversible conversion of farmland to nonagricultural uses (Public Law 97-98). NRCS did indicate farmland of unique importance, found at each of the sites. NRCS classifies this soil is as land other than prime farmland used for producing specific high-value food (NRCS 2020). Both of these sites were previously used for citrus groves, but have since been cleared.

Source: NRCS 2020

3.4.2 Environmental Consequences

3.4.2.1 No Action Alternative

Under the No Action Alternative, construction of the built-to-suit Mental Health Clinic would not occur on any of the proposed site alternatives and no impacts to geology, topography, or soils would occur. The sites would retain baseline conditions as described in Section 3.4.1.

3.4.2.2 Proposed Action Alternatives

Table 3.4-4 provides a summary comparison of potential impacts to geology, topography and soils among the three Proposed Action site alternatives.

Table 3.4-4. Comparison of Alternatives – Topography, Geology and Soils

Level of Impact	Alternative 1 – Temple Terrace	Alternative 2 – Bearss Avenue	Alternative 3 – U.S. Highway 301
Topography	Negligible – relatively level terrain	Negligible – relatively level terrain	Negligible – relatively level terrain
Geology	Region III regarding potential for sinkholes	Region III regarding potential for sinkholes	Region III regarding potential for sinkholes
Soil Erosion Potential	<i>Runoff:</i> Very Low <i>Wind:</i> Most Susceptible	<i>Runoff:</i> Very low (88 percent); Very High (12 percent) <i>Wind:</i> Most Susceptible	<i>Runoff:</i> Negligible (68 percent); Very High (32 percent of site) <i>Wind:</i> Most Susceptible
Overall Impact	Minor	Minor	Minor

Construction

No major changes to site topography are expected to occur at any of the three site alternatives as a result of the Proposed Action. Construction of the proposed Mental Health Clinic would have negligible effects on topography as all three sites are relatively level, reducing the need for substantial changes to existing topography. Although some preliminary grading would be required, it is anticipated that the building and parking areas would be constructed near current grades and minor grading would be required for site stormwater management.

Less-than-significant impacts to geology would occur as a result of the Proposed Action at any of the three Proposed Action site alternatives. The possibility of sinkhole conditions at each of the three Proposed Action site alternatives could require geotechnical investigations and possible construction practices to be employed during construction such as dynamic ground improvement to compact and strengthen subsurface geology and to collapse unforeseen cavities. Recommendations from any geotechnical studies would be incorporated into the construction and design of the to-be-built Mental Health Clinic to ensure the stability and integrity of the building and overall site.

Construction activities at any of the three site alternatives would result in less-than-significant, short-term impacts to soil from increased erosion potential during preliminary grading and construction. Construction activities would remove any existing vegetative cover and disturb/compact the soil at the selected site causing susceptibility to erosion. The Temple Terrace site and a majority of the Bears Avenue and U.S. Highway 301 sites have soils which are not readily susceptible to runoff (see Table 3.4.4), however, all three sites are susceptible to wind erosion. Measures to prevent and reduce soil erosion are discussed in Section 3.4.3.

Operations

Impervious surface created by the new facility footprint, including the 800-space parking lot and the 158,000 square-foot facility would cause a permanent impact to soils. These impacts, however, would be less than significant regarding the overall soil resources in the region.

Operation of the proposed build-to-suit Mental Health Clinic would have no impacts to geology or topography.

3.4.3 Measures to Avoid, Minimize and Mitigate Impacts

The potential for erosion would be minimized and/or avoided through compliance with an approved National Pollutant Discharge Elimination System (NPDES) permit issued by the FDEP which requires the

development of a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP must include erosion and sediment control best management practices (BMPs) which may include:

- Use of silt fences or equivalent structural controls for all side slope and down slope boundaries of the construction area.
- As necessary, divert flow from exposed soils, store flows, retain sediment onsite, or otherwise limit runoff.
- Use of earth dikes, diversions, swales, sediment traps, check dams, subsurface drains, pipe slope drains, level spreaders, storm drain inlet protection, rock outlet protection, reinforced soil retaining systems, gabions, coagulating agents, and temporary or permanent sediment basins.
- Control stormwater peak discharge rates and volume to minimize erosion at discharge outfalls.
- Minimize the amount of soil exposed during the construction activity.
- Minimize the disturbance of steep slopes.
- Minimize sediment discharges from the site.
- Minimize off-site vehicle traffic on sediment to minimize generation of dust and offsite sedimentation.
- Stabilization measures must be initiated within 7 calendar days after construction activities have temporarily or permanently ceased (FDEP 2015).

Before construction begins an Environmental Resource Permit (ERP) would be required to be obtained from the Southwest Florida Water Management District which will review stormwater management practices to avoid adverse impacts related to erosion and sedimentation (SWFWMD 2020).

Due to the potential for sinkholes, a visual site inspection by a licensed professional geologist may be necessary to identify potential surface anomalies indicating potential for sinkhole formation. If a concern exists, conduct a preconstruction geologic or geotechnical site investigation to identify potential karst hazards (FDEP 2017).

3.5 WATER RESOURCES

3.5.1 Affected Environment

3.5.1.1 Surface Water

No surface water features exist within any of the Proposed Action site alternatives. Table 3.5-1 provides general information regarding each site's watershed and nearest offsite surface water features downgradient of the three Proposed Action site alternatives.

Table 3.5-1. Surface Water Features in Vicinity of Alternative Sites

Site Alternative	Nearest Surface Water Features	Receiving Water	Status of Receiving Water	HUC-12 Watershed
Temple Terrace (Alternative 1)	Hillsborough River approximately 0.63 mile northeast of site	Hillsborough River	Hillsborough River is impaired for use for fish and wildlife propagation, fish consumption, and recreation due to dissolved oxygen, fecal coliform, and mercury if fish tissue	031002050503 Spillway 20
Bearss Avenue (Alternative 2)	Thirteenmile Run is approximately 1.93 miles east of site	Cypress Creek	Cypress Creek is impaired for fish and wildlife propagation and recreation due to dissolved oxygen and fecal coliform	031002050404 Lower Cypress Creek
	Curiosity Creek is approximately 0.85 mile west of site	Curiosity Creek	Unknown	031002050503 Spillway 20
U.S. Highway 301 (Alternative 3)	Unnamed canal located approximately 155 feet west and 954 feet south of site	Sixmile Creek	Sixmile Creek is impaired for fish and wildlife propagation, fish consumption, and recreation due to biochemical oxygen demand, dissolved oxygen, and mercury in fish tissue	031002060301 Palm River

HUC= hydrologic unit code

Source: USEPA 2015, USGS 2020

3.5.1.2 Groundwater

The Floridan aquifer system, which is comprised of the Upper Floridan aquifer, a middle semi-confining unit, a middle confining unit, and the Lower Floridan aquifer, underlies the entire state of Florida, as well as portions of Alabama, Georgia, and South Carolina. Water levels within the Upper Floridan aquifer change from season to season (based on the local rainy and dry seasons) and from year to year (depending on pumping and climate). A decrease in water demand in the 1970s coincided with discontinued phosphate mining, but increased pumping associated with ongoing agricultural needs and rapid development of the area has lowered the aquifer's potentiometric surface (Spechler and Kroening 2007). Primary sources of aquifer recharge are precipitation (in outcrop and unconfined areas), leakage from other aquifers, and lateral inflow from upgradient areas. Other sources of recharge include irrigation return flow, draining well recharge, and wastewater return flow (Bellino et al. 2018).

The Phase I environmental site investigation for the Bearss Avenue site alternative identified five groundwater wells; a potable well located under the water tower, a private well which services the driving range building, and three temporary (now abandoned) well points within the west, north, and central

portions of the boat repair facility property. The potable water well is sampled quarterly; occasionally elevated levels of arsenic and asbestos are detected at concentrations above action levels (see Appendix B for more details).

3.5.1.3 Drinking Water

In general, Hillsborough County receives its drinking water from Tampa Bay Water, which supplies a combination of groundwater, surface water, and desalinated seawater. Groundwater is drawn from 13 wellfields accessing the Floridan Aquifer; surface water is drawn from the Alafia River, Hillsborough River, and Tampa Bypass Canal; and desalinated seawater is obtained from Hillsborough Bay (Tampa Bay Water 2018).

3.5.1.4 Wetlands

According to the Biological Resources Assessment (see Appendix C), a large portion of the U.S. Highway 301 site may qualify as federal and state jurisdictional wetlands. Potentially jurisdictional areas include approximately 29.7 acres in the southern half of the site, an existing pond and adjacent low area (2 acres) in the northwest corner of the property, and a 2.5-acre area on the northeast portion of the property. A formal delineation of wetland boundaries would be required to determine the full extent of jurisdictional wetlands at the U.S. Highway 301 site. Figure 3.5-1 depicts the potential wetland boundary observed during the U.S. Highway 301 site visit.

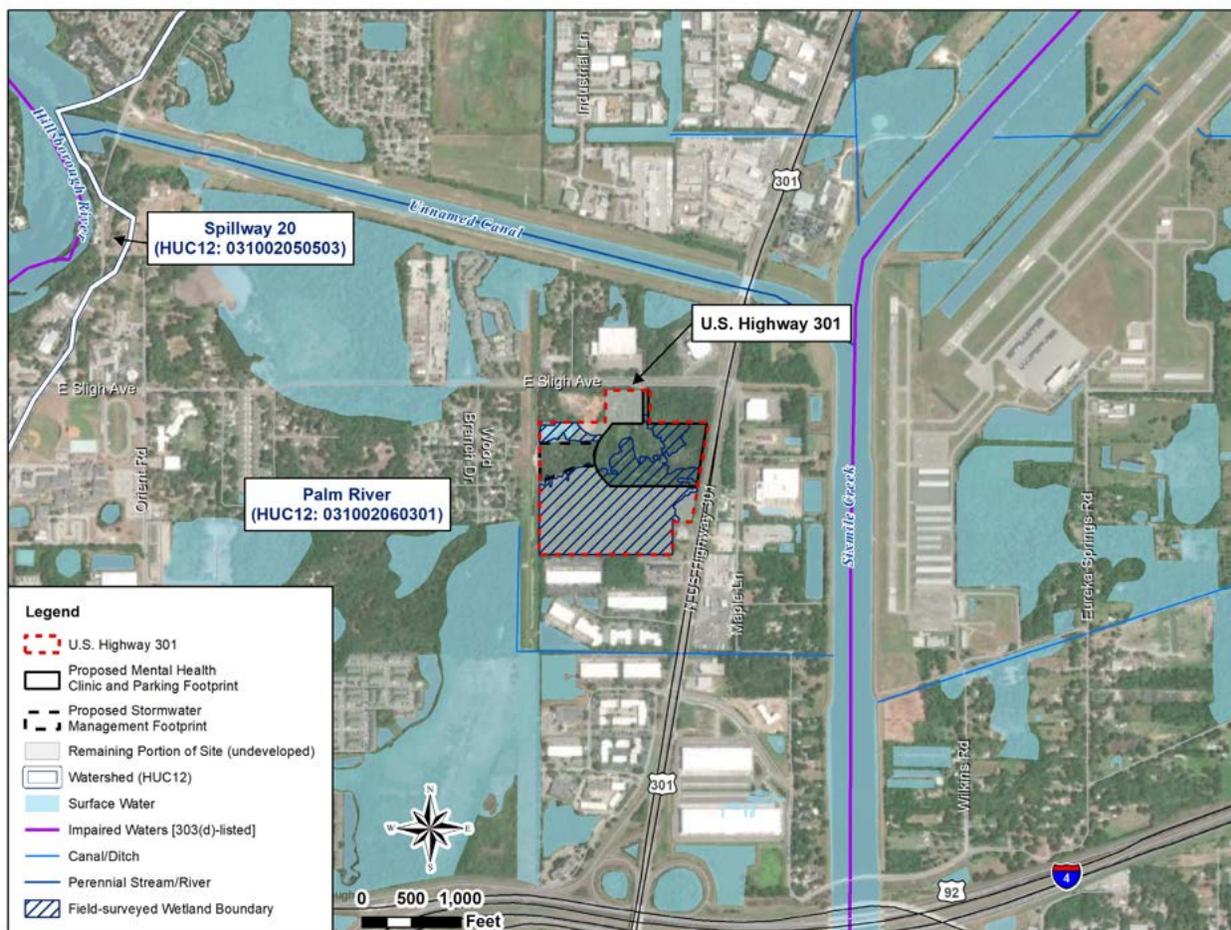
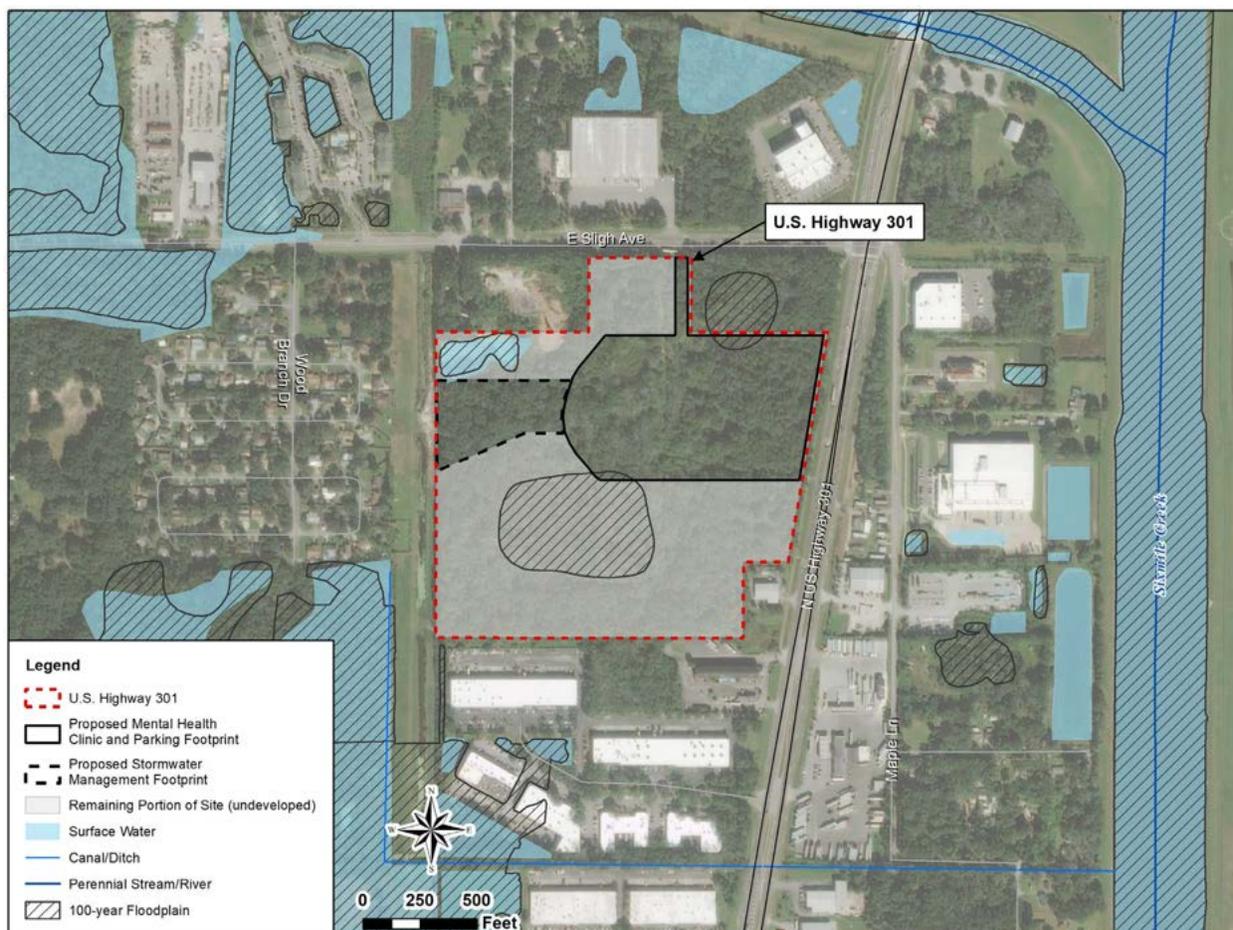


Figure 3.5-1. U.S. Highway 301 Site Wetland Boundary

The Biological Resources Assessment did not identify any wetlands at the Temple Terrace or Bears Avenue sites (see Appendix C).

3.5.1.5 Floodplains

No portion of the Temple Terrace or Bearss Avenue sites are located within the 100-year floodplain (FEMA 2013). At the Bearss Avenue site, the mapped 100-year floodplain is located directly north of the Bearss Avenue Site, encompassing Sinclair Hills Road along the northern boundary of the site and areas to the north of Sinclair Hills Road. Approximately 7.5 acres of the U.S. Highway 301 site is located within the regulated 100-year floodplain, and therefore, has a 1 percent annual chance of flooding. The floodplains at this site are associated with three features located in the northwest, northeast, and central portions of the site (see Figure 3.5-2). Of the 7.5 acres, approximately 15,000 square feet (0.34 acre) occurs at the edge of the proposed development footprint.



Source: FEMA 2013

Figure 3.5-2. 100-year Floodplain at the U.S. Highway 301 Alternative Site

3.5.1.6 Coastal Zone

The Florida Coastal Zone encompasses the entire state of Florida (FDEP 2020b). The Florida State Clearinghouse, administered by the FDEP, reviews federal projects for consistency with the Coastal Zone Management Act (CZMA). The CZMA was passed in 1972 to protect the country's coastal zones, defined as coastal waters and the adjacent shorelands extending outward to the outer limit of State title and ownership. Inward, coastal zones includes areas "necessary to control shorelands, the uses of which have a direct and significant impact on the coastal waters, and to control those geographical areas which are likely to be affected by or vulnerable to sea level rise" (16 U.S.C. 1453).

3.5.2 Environmental Consequences

3.5.2.1 No Action Alternative

Under the No Action Alternative, no new Mental Health Clinic would be constructed, and no impacts to water resources, including surface water, groundwater, wetlands, and floodplains, would occur. Existing conditions at each of the three considered site alternatives would remain as described in Section 3.5.1.

3.5.2.2 Proposed Action Alternatives

Table 3.5-2 summarizes and compares the potential effects occurring from construction and operation of a proposed Mental Health Clinic at each of the considered alternative sites, assuming the proper implementation of measures presented in Section 3.5.3.

Table 3.5-2. Comparison of Alternatives – Water Resources Impacts

Potential Impact	Alternative 1 – Temple Terrace	Alternative 2 – Bearss Avenue	Alternative 3 – U.S. Highway 301
Surface Water	Temporary minor stormwater effects during construction	Temporary minor stormwater effects during construction	Temporary minor stormwater effects during construction
Groundwater	Minor impacts from construction ¹ Minor increases in groundwater withdrawals to meet drinking water demand	Minor impacts from construction ¹ Minor increases in groundwater withdrawals to meet drinking water demand	Minor impacts from construction ¹ Minor increases in groundwater withdrawals to meet drinking water demand
Wetlands	No effects anticipated	No effects anticipated	Permanent moderate impacts during construction ²
Floodplains	No effects anticipated	No effects anticipated	No effects anticipated ³
Coastal Zone Consistency	<i>Pending State Review of Draft EA Findings</i>	<i>Pending State Review of Draft EA Findings</i>	<i>Pending State Review of Draft EA Findings</i>
Overall Impact	Minor	Minor	Moderate

¹Assumes appropriate measures would be taken if groundwater contamination exists from historical site use (see Section 3.5.3)

²Assumes existing jurisdictional resources would be permitted and mitigated if avoidance is not possible.

³Assumes development of the Mental Health Clinic, parking areas and site access would occur outside of the regulated 100-year floodplain.

Construction

Construction activities causing ground disturbance, vegetation clearing, and increased vehicle and human presence increase the potential for erosion. Coupled with a permanent increase in impervious surface, stormwater effects would be expected from construction and operation of a proposed Mental Health Clinic at any of the three considered alternative sites. Effects could arise from increased flow volumes and velocities and decreased water quality due to sedimentation and contamination of overland flow. The NPDES Permit Program requires construction site operators to obtain NPDES permit coverage for regulated land disturbances and associated discharges of stormwater runoff to state waters. The FDEP has been granted authority from the U.S. Environmental Protection Agency (USEPA) to administer the NPDES program in Florida. In Florida, all construction activities disturbing 1 acre or more of land are required to obtain a NPDES Construction Generic Permit and adhere to the permit's stormwater requirements. Requirements include the development of a site-specific SWPPP and inspections of discharge points, disturbed areas, materials storage areas, structural controls and construction entrances and exits at least once every 7 days and after every storm event resulting in at least 0.5 inch of rain. Construction at all three sites would require a NPDES Construction Generic Permit and SWPPP.

The FDEP also oversees the state of Florida's five water management districts; all three considered alternative sites are located within the Southwest Florida Water Management District. The water

management districts are responsible for processing ERP applications for projects altering surface water flows, including generating stormwater runoff and filling in wetlands or other surface waters. Specifically, 62-300-020(2) Florida Administrative Code states that an ERP is required for any project that meets any of the following conditions, among others:

- Any project in, on, or over wetlands or other surface waters
- A total of more than 4,000 square feet of impervious and semi-impervious surface are subject to vehicular traffic
- A total of more than 9,000 square feet of impervious and semi-impervious surface area
- A total project area of more than 5 acres

Based on the above criteria, construction at any of the three sites would also trigger an ERP for permitting construction and operation of onsite surface water management systems. Adherence to the NPDES Construction Generic Permit, SWPPP, and ERP conditions would minimize overall impacts from construction of the proposed Mental Health Clinic.

No natural surface water features or wetlands are present at the Temple Terrace or the Bearss Avenue sites. A total of at least 29 acres of potentially jurisdictional wetlands have been identified at the entire 51.6-acre U.S. Highway 301 site (see Section 3.5.1.4, and Appendix C); of this total, approximately 16.3 acres of freshwater forested wetlands occur within the likely development footprint of the proposed Mental Health Clinic (Hopkins 2020). The permanent impacts to these wetlands would occur during construction resulting from dredging and filling. Coordination with the USACE and FDEP would determine whether any potential avoidance or mitigation measures would be required regarding onsite wetlands. Disturbance to any jurisdictional features would likely require wetland mitigation at a ratio of up to 1:1 depending on the wetland quality. These mitigation efforts would reduce the overall adverse effects to a moderate level of significance.

All Proposed Action alternative sites drain to downstream impaired waterways (USEPA 2015). The impairments arise from oxygen depletion and fecal coliform (which may result from local agricultural land use, including fertilizer application and cattle grazing) and mercury in fish tissue. While the construction and operation of the Proposed Action at any of the three considered sites may increase stormwater runoff and sedimentation, it is not expected to contribute toward the further impairment of any downstream water feature.

As stated in Section 3.5.1.5, approximately 0.34 acre of 100-year floodplains occur at the edge of the proposed development footprint. In order to avoid adverse impacts from the facility, no net fill would be placed into areas designated as FEMA regulated 100-year floodplain and construction of facilities (e.g. building, parking and site access) would avoid regulated floodplain area. Therefore, no changes are anticipated to the functioning and capacity of the floodplain. If the site developer changes the facility design to adversely affect the 100-year floodplain, GSA would exclude the site from selection as a viable alternative. No 100-year floodplains would be affected at the Temple Terrace or Bearss Avenue sites. No further action is required under federal guidelines or GSA Order PBS 1095.8.

The Florida State Clearinghouse will review the findings of this Draft EA to determine potential effects to Florida's coastal zone and identify any relevant measures to reduce, avoid, or mitigate those impacts.

Operations

Impacts to water resources during operations would be minor. As previously stated, development of any site alternative would require and for permitting construction and operation of surface water management systems. The Southwest Florida Water Management District has published a manual of [Design Requirements for Stormwater Treatment and Management Systems](#) that outlines "district-specific design and performance criteria for stormwater quantity, flood control, stormwater quality and any special basin

criteria or other requirements” (SWFWMD 2013). The proposed stormwater management for each of the Proposed Action site alternatives would comply with the design criteria presented in this manual to manage stormwater runoff from impervious surfaces and minimize adverse effects.

The Upper Floridan aquifer serves as the source for drinking water for all three considered alternative sites. Operation of the proposed Mental Health Clinic would increase the demand for water and associated groundwater withdrawals. This demand would contribute to the overall recent increased pumping of the aquifer, but the existing local utility systems have the capacity to accommodate the anticipated need of the Proposed Action.

3.5.3 Measures to Avoid, Minimize and Mitigate Impacts

The following measures would reduce potential for adverse effects to water resources:

- All conditions with the NPDES Construction Generic Permit, SWPPP, and ERP would be followed to reduce adverse effects from construction and increase of impervious surfaces. Sample erosion control methods, sediment containment systems, and temporary construction site BMPs include (State Erosion and Sediment Control Task Force 2013):
 - Maintaining, establishing, and using vegetation – Maintaining existing vegetation is one of the most effective ways to minimize erosion. Vegetative filter strips, recommended to be at least 25 feet wide, can help reduce sediment in runoff by filter out larger suspended particles. Following site disturbance, temporary or permanent vegetation can be planted to stabilize soil and reduce runoff.
 - Applying and maintaining mulches – Mulches can reduce soil erosion, temporarily stabilize soil, provide cover until vegetation can become established, and decrease the velocity of runoff allowing for increase infiltration. Manufactured mulch materials called rolled erosion control products, or erosion control blankets or mats, are also available and useful for slopes or drainage channels.
 - Applying soil tackifiers – Soil tackifiers or binders can help adhere fibers together and can temporarily stabilize cut and fill areas.
 - Diverting and controlling runoff waters – This may include temporary slope drains, vegetative buffer strips, grass-lined channels, diversion dikes, conveyance channels, rock-lined channels, and check dams, among other options, to reduce runoff velocity and volume and associated erosion.
 - Sediment basins, ponds, and traps – These structures slow the velocity of runoff in order to allow for the settlement of suspended soil particles.
 - Sediment barriers – Common examples include silt fences, inlet barriers, turbidity barriers, and division barriers located along the site perimeter, below disturbed areas, below the toe of exposed slopes, below the toe of stream banks, around drains or inlets located in a sump, and downstream of areas underground construction activities
- For the Bearss Avenue site, the developer would ensure all wells are properly abandoned in accordance with the requirements of Rule 40D-3.531, F.A.C.
- Consultation with the USACE and FDEP would occur if GSA selects the U.S. Highway 301 site to verify presence of jurisdictional features and a Section 404 Permit would be obtained for any unavoidable impacts to wetlands and Waters of the U.S. Unavoidable impacts would likely require a 1:1 mitigation/replacement.

3.6 BIOLOGICAL RESOURCES

3.6.1 Affected Environment

3.6.1.1 Vegetation

An ecoregion denotes area of similar lands and aquatic resources, vegetation communities, and habitats (and the type, quality, and quantity of environmental resources). USEPA uses a hierarchical system that identifies distinct ecoregions based on the spatial patterns of both the living and non-living components of the region, such as geology, physiography, vegetation, climate, soils, land use, wildlife, water quality, and hydrology. All three considered alternative sites are located within the Southern Coastal Plain Level III ecoregion. This ecoregion consists of mostly flat plains with numerous swamps, marshes, and lakes. It was once covered by a forest of beech, sweetgum, southern magnolia, slash pine, loblolly pine, white oak, and laurel oak, but now mostly supports longleaf-slash pine forest, oak-gum-cypress forest in some low-lying areas, pasture for beef cattle, and urban development (Purdue 2020).

All three considered alternative sites are vegetated with limited impervious surface. The Temple Terrace and U.S. Highway 301 sites remain mostly wooded. The Bearss Avenue site is currently in use as a golf driving range, paintball facility, and boat repair facility. Section 3.2.1 provides additional details regarding the current and planned future land uses of each property. The Biological Resources Assessment (see Appendix C) summarizes vegetation observed at each of the three considered alternative sites as follows:

- **Temple Terrace** – This site was historically used for agricultural purposes as a citrus grove but has been abandoned since approximately 1984. Remnant citrus trees remain on the site. Other canopy species included bluejack oak (*Quercus incana*), live oak (*Q. virginiana*), sand live oak (*Q. geminata*), and laurel cherry (*Prunus caroliniana*). Mulberry (*Morus rubra*), Brazilian pepper (*Schinus terribenthifolius*), caesar’s weed (*Urena lobata*), and wild grape (*Vitis* spp.) were observed in the subcanopy.
- **Bearss Avenue** – The majority of the vegetation onsite includes grasses and herbaceous species such as rye (*Lolium perenne*), rattlebox (*Crotalaria* spp.), caesar’s weed, and beggar’s tick (*Bidens alba*). Trees were generally located around the borders of the property. Observed canopy species included sand live oak, post oak (*Quercus stellate*), laurel cherry, and scrub hickory (*Carya floridana*). Mulberry, Brazilian pepper, and air potato (*Discorea bulbifera*) were observed in the subcanopy.
- **U.S. Highway 301**– Vegetation in the upland areas in the north and west portions of the site included slash pine (*Pinus elliottii*), saw palmetto (*Serenoa repens*), mulberry, and sand live oak in the canopy. Catbriar (*Smilax* spp.), wild grape, and dahoon holly (*Ilex cassine*) were observed in the subcanopy. Wooded wetlands had a canopy of cypress (*Taxodium* spp.), sweetgum (*Liquidambar styraciflua*), red maple (*Acer rubrum*), cabbage palm (*Sabal palmetto*), and willow (*Salix caroliniana*). Subcanopy species in these wetland areas included wax myrtle (*Morella cerifera*), buttonbush (*Cephalanthus occidentalis*), smartweed (*Polygonum* spp.), arrowhead (*Sagittaria* spp.), wild taro (*Colocasia esculenta*), swamp fern (*Blechnum serratum*), St. John’s-wort (*Hypericum* spp.), and maidencane (*Panicum hemtomon*).

3.6.1.2 Wildlife

A site visit conducted for the Biological Resources Assessment (see Appendix C) identified some typical species observed of potentially occurring at each of the three considered site alternatives, as follows:

- **Temple Terrace** – No wildlife was observed during the site visit. The location and disturbed nature of the property would discourage the presence of many native species. However, wildlife associated

with and accustomed to human development may inhabit the site, including raccoons (*Procyon lotor*), opossums (*Didelphis virginiana*), armadillos (*Dasyopus novemcinctus*), and various birds.

- **Bearss Avenue** – Bird species observed during the site visit included American crow (*Corvus brachyrhynchos*), mourning dove (*Zenaida macroura*), and Carolina wren (*Thryothorus ludovicianus*). The location and disturbed nature of the property would discourage the presence of many native species. While not observed, wildlife associated with and accustomed to human development may also inhabit the site, including raccoons, opossums, armadillos, and various birds.
- **U.S. Highway 301** – No wildlife was observed during the site visit, but a variety of small mammals, birds, amphibians, and reptiles are anticipated to inhabit the site. The property remains undeveloped and is currently not utilized by humans; however, the surrounding adjacent properties have been developed and support human activity.

3.6.1.3 Migratory Birds

The USFWS implements the Migratory Bird Treaty Act (MBTA; 16 USC 703-711) and the Bald and Golden Eagle Protection Act (16 U.S.C. 668). The MBTA prohibits killing, possessing, or trading migratory birds except in accordance with regulation prescribed by the U.S. Secretary of the Interior. Most actions that result in take or permanent or temporary possession of protected species would constitute violations of the MBTA. “Take” under federal definition means to harass, harm (including habitat modification), pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct.

The USFWS identified a list of protected migratory birds that may be associated with each of the three considered site alternatives. Table 3.6-1 presents these birds, along with a general summary of required breeding habitat.

Table 3.6-1. Migratory Birds Potentially Associated with Alternative Sites

Species	Breeding Season	Breeding Habitat	Identified in Possible Association with Alternative Site		
			Temple Terrace	Bearss Avenue	U.S. Highway 301
American kestrel (<i>Falco sparverius paulus</i>)	April 1 – August 21	Existing cavities along wood edges or in the middle of open ground	X	X	X
American oystercatcher (<i>Haematopus palliatus</i>)	April 15 – August 31	Vegetation on barrier beaches (usually within or behind dunes), shelly islands, dredge-spoil islands, or high marsh			X
Bald eagle (<i>Haliaeetus leucocephalus</i>)	September 1 – July 31	Forested areas adjacent to large bodies of water	X	X	X
Black skimmer (<i>Rynchops niger</i>)	May 20 – September 15	Open sandy areas, gravel or shell bars with sparse vegetation, or broad mats of dead vegetation in saltmarsh	X		X
Clapper rail (<i>Rallus crepitans</i>)	April 10 – October 31	Platforms of marsh vegetation placed near ground level up to 4 feet above the ground			X
Common ground dove (<i>Columbina passerine exigua</i>)	February 1 – December 31	On the ground in a field	X	X	X
King rail (<i>Rallus elegans</i>)	May 1 – September 5	Platforms set inside marsh vegetation in shallow water			X
Least tern (<i>Sterna antillarum</i>)	April 20 – September 10	Shallow scrape in sand, soil, or pebbles on sandy or gravelly beaches and banks of rivers or lakes	X	X	X
Lesser yellowlegs (<i>Tringa flavipes</i>)	Breeds elsewhere	On the ground within 200 meters of a water source and next to fallen branches or logs, or underneath low shrubs	X	X	X
Limpkin (<i>Aramus guarauna</i>)	January 15 – August 31	Nests not far from water	X	X	X
Magnificent frigatebird (<i>Fregata magnificens</i>)	October 1 – April 30	In dense colonies on top of low trees and shrubs on islands	X	X	X

Table 3.6-1. Migratory Birds Potentially Associated with Alternative Sites

Species	Breeding Season	Breeding Habitat	Identified in Possible Association with Alternative Site		
			Temple Terrace	Bearss Avenue	U.S. Highway 301
Prairie warbler (<i>Dendroica discolor</i>)	May 1 – July 31	Nests placed less than 10 feet from ground in shrubby habitats	X	X	X
Prothonotary warbler (<i>Protonotaria citrea</i>)	April 1 – July 31	Cavities often near or over standing water in bald cypress, willows, cypress knees, and sweetgum trees	X		
Red-headed woodpecker (<i>Melanerpes erythrocephalus</i>)	May 10 – September 10	Cavities in forest edges or disturbed areas in deciduous woodlands	X		
Reddish egret (<i>Egretta rufescens</i>)	March 1 – September 15	Platform placed 3 to 15 feet above water in red mangrove swamps			X
Ruddy turnstone (<i>Arenaria interpres morinella</i>)	Breeds elsewhere	Scape at the edge of tundra vegetation near a wet area and out of the wind			X
Short-billed dowitcher (<i>Limnodromus griseus</i>)	Breeds elsewhere	Wet meadows at or near treeline, well away from the edge of a water body, in an area of abundant sedge or cotton grass and small trees or shrubs			X
Short-tailed hawk (<i>Buteo brachyurus</i>)	March 1 – June 30	Usually in a pine or cypress tree and at a height of more than 25 feet, near top but under canopy	X	X	X
Swallow-tailed kite (<i>Elanoides forficatus</i>)	March 10 – June 30	Exposed nests near tallest trees in Open woodlands or stands of trees	X	X	X
Willet (<i>Tringa semipalmata</i>)	April 20 – August 5	Grass near salt marshes and in sand dunes, or on bare ground or short vegetation sheltered by barrier dunes			X
Yellow warbler (<i>Dendroica petechia gundlacki</i>)	May 20 – August 10	Thickets and other disturbed or regrowing habitats along streams and wetlands	X	X	X

Source: National Audubon Society 2020 The Cornell Lab 2020, USFWS 2020a

A site visit conducted for the Biological Resource Assessment (see Appendix C) did indicate potential for migratory bird habitat, including trees and herbaceous vegetation for ground-nesting species. No migratory bird species were observed at the Bearss Avenue or U.S. Highway 301 sites. Two Florida sandhill cranes were observed resting in an open area of the Temple Terrace site. The disturbed nature of the Temple Terrace and Bearss Avenue sites, in addition to the proximity of human development, makes it unlikely that Florida sandhill cranes or any of the species protected by the MBTA would nest onsite. The undeveloped nature of the U.S. Highway 301 site and the available onsite habitat may allow for the potential presence of protected migratory bird species.

3.6.1.4 Threatened and Endangered Species

The USFWS is responsible for implementing the federal Endangered Species Act (ESA; 16 U.S.C. 153 *et seq.*) for terrestrial and freshwater species. Projects that would result in “take” of any federally listed threatened or endangered species are required to obtain permits from the USWS; the permitting process facilitates determining if a project would jeopardize the continued existence of a listed species and that measures would be required to avoid jeopardizing the species.

The USFWS identified a list of 10 federally listed threatened and endangered species that may occur within the three considered site alternatives (see Appendix C for USFWS letters containing list of threatened and endangered species). State-listed species were identified through the Florida Natural Area Inventories. These federally and state-listed species and their associated habitat requirements are presented in Table 3.6-2.

Table 3.6-2. Federal and State-Listed Species Potentially Affected by Proposed Action

Species	Status	Habitat Requirements
Birds		
Eastern black rail (<i>Laterallus jamaicensis</i> ssp. <i>jamaicensis</i>)	FT	Saltwater and brackish marshes with dense cover, and the areas upland of such habitats.
Wood stork (<i>Mycteria americana</i>)	FT	Freshwater marshes, swamps, lagoons, ponds, and flooded fields. Nests in cypress trees, mangroves, or dead hardwoods over or adjacent to water.
Florida sandhill crane (<i>Antigone canadensis pratensis</i>)	ST	Breed in open grasslands, marshes, and river banks. Roost in shallow water along river channels, on alluvial islands of braided rivers, or in basin wetlands.
Florida burrowing owl (<i>Athene cunicularia floridana</i>)	ST	High, sparsely vegetated sandy ground.
Snowy plover (<i>Charadrius nivosus</i>)	ST	Beaches, dry mud or salt flats, and sandy shores of rivers, lakes, and ponds.
Little blue heron (<i>Egretta caerulea</i>)	ST	Calm, shallow, freshwater habitats. Nests in trees or shrubs in freshwater areas.
Reddish egret (<i>Egretta rufescens</i>)	ST	Forage in shallow water of coastal habitats and occasionally along coastal beaches, freshwater marshes, and shores of lakes and reservoirs. Usually nests on islands and generally in mangroves.
Southeastern American kestrel (<i>Falco sparverius paulus</i>)	ST	Open or partly open habitat, including prairies, coasts, wooded streams, burned forest, cultivated land with scattered trees, open woodland, and suburbs. Nests in holes in trees.
Tricolor heron (<i>Egretta tricolor</i>)	ST	Salt and freshwater, including marshes, ponds, bayous, rivers, mangrove swamps, and lagoons.

Table 3.6-2. Federal and State-Listed Species Potentially Affected by Proposed Action

Species	Status	Habitat Requirements
American oystercatcher (<i>Haematopus palliatus</i>)	ST	Rocky and sandy seacoasts and islands. Also river mouths and estuaries, mudflats, and salt ponds.
Roseate spoonbill (<i>Platalea ajaja</i>)	ST	Marshes, swamps, ponds, rivers, lagoons, and tidal flats. Prefers brackish waters and coastal bays.
Black skimmer (<i>Rynchops niger</i>)	ST	Coastal waters, including bays, estuaries, lagoons, mudflats, rivers, and lakes.
Least tern (<i>Sternula antillarum</i>)	ST	Nest on sandy or gravelly beaches and banks of rivers or lakes, usually in areas with sparse or no vegetation.
Reptiles		
Loggerhead sea turtle (<i>Caretta caretta</i>)	FT	Open sea, bays, estuaries, lagoons, creeks, and mouths of rivers. Nest on open sandy beaches above high-tide mark.
Leatherback sea turtle (<i>Dermochelys coriacea</i>)	FE	Open ocean, gulfs, bays, and estuaries. Seldom approach land except to nest. Nests are located on sloping sandy beaches near deep water and rough seas.
Eastern indigo snake (<i>Drymarchon corais couperi</i>)	FT	Sandhill regions dominated by longleaf pines, turkey oaks, and wiregrass; coastal scrub; palmetto flats; brushy riparian corridors; and wet fields. Often found near wetlands and associated with gopher tortoise burrows.
Hawksbill sea turtle (<i>Eretmochelys imbricata</i>)	FE	Shallow coastal waters, coral reefs, beds of sea grass or algae, mangrove bays and estuaries, and submerged mud flats. Nests on undisturbed deep-sand beaches, typically with low energy and woody vegetation near the water line.
Gopher tortoise (<i>Gopherus polyphemus</i>)	ST	Open habitats with well-drained sandy substrates that support a wide variety of herbaceous ground cover. Such areas include disturbed areas, sandhills, sand pine scrub, dry prairie, coastal grasslands, and mixed hardwood-pine.
Short-tailed snake (<i>Lampropeltis extenuata</i>)	ST	Dry sandy uplands, especially longleaf pine-turkey oak (sandhills) and sometimes adjacent xeric oak and rosemary-sand pine scrub. Fossorial, but may be found under objects or in leaf litter.
Pine snake (<i>Pituophis melanoleucus</i>)	ST	Xeric, pine-dominated or pine-oak woodlands with an open, low understory on sandy soils.
American alligator (<i>Alligator mississippiensis</i>)	SAT ^a	Fresh water lakes and slow-moving rivers and their associated wetlands, but they also can be found in brackish water habitats and rarely in salt water.
Plants		
Florida bonamia (<i>Bonamia grandiflora</i>)	FT	Deep, white, dry sands of ancient dunes and sandy ridges in clearings or openings of scrub habitat.
Brooksville bellflower (<i>Campanula robinsiae</i>)	FE	Pond margins in wet prairies or in seepage areas of adjacent hardwood forests.
Pygmy fringe-tree (<i>Chionanthus pygmaeus</i>)	FE	Xeric high and yellow sand of scrub, sandhill, and xeric hammocks. Occasionally found in longleaf pine-turkey oak communities, high pineland, dry hammocks, and transitional habitats.
Florida golden aster (<i>Chrysopsis floridana</i>)	FE	Sand pine scrub, scrubby flatwoods, and xeric hammock with bare sand openings in full sun.
Brittle maidenhair fern (<i>Adiantum tenerum</i>)	SE	Exposed moist limestone in rockland hammocks.

Table 3.6-2. Federal and State-Listed Species Potentially Affected by Proposed Action

Species	Status	Habitat Requirements
Pinewoods bluestem (<i>Andropogon arctatus</i>)	ST	Wet pine flatwoods that are subject to recurring fires. Secondary habitats include seepage wetlands and wet pine savannas.
Auricled spleenwort (<i>Asplenium arosum</i>)	SE	Epiphytic on tree trunks and logs in swamps and hammocks.
Chapman's sedge (<i>Carex chapmannii</i>)	ST	Well-drained hammock woodlands, sandy hammocks, floodplains of blackwater streams.
Sand butterfly pea (<i>Centrosema arenicola</i>)	SE	Open areas in slash pine-turkey oak sandhills and scrubby flatwoods.
Tampa vervain (<i>Glandularia tampensis</i>)	SE	Sandy coastal hammocks and dunes, clearings, well-drained live oak-slash or longleaf pine-saw palmetto flats, and disturbed areas.
Nodding pinweed (<i>Lechea cernua</i>)	ST	Deep sands with a mixture of evergreen scrub oaks. May be found under mature scattered pine or oak, but more frequently in sandy openings.
Pine pinweed (<i>Lechea divaricata</i>)	SE	Deep sands of sand pine scrub, ancient dunes, scrub oak, and moist dune swales.
Britton's beargrass (<i>Nolina brittoniana</i>)	SE	Deep, fine-textured, well-drained sands of sand pine-evergreen oak scrub or longleaf pine-turkey oak sandhill.
Hand fern (<i>Ophioglossum palmatum</i>)	SE	Epiphytic on persistent leaf bases of Sabal palmetto in moist hammocks.
Plume polypody (<i>Pecluma plumula</i>)	SE	Mesic and rockland hammocks.
Giant orchid (<i>Pteroglossaspis ecristata</i>)	ST	Scrub oak, pine rocklands, pine-palmetto flatwoods, fields, dry grassy clearings, and dry-mesic pine savannah.
Large-plumed beaksedge (<i>Rhynchospora megaplumosa</i>)	SE	Sands and sandy peats of pine flatwoods and flatwoods-sandscrub transition. Also scrubby flatwoods.
Scrub bluestem (<i>Schizachyrium niveum</i>)	SE	Dry sandy areas in white sand sandhills scrub communities, rosemary scrub, sandpine scrub, and oak scrub.
Chaffseed (<i>Schwalbea americana</i>)	SE	Seasonally wet acidic, sandy, or peaty soils in open pine flatwoods, pitch pine lowland forests, seepage bogs, palustrine pine savannahs, and other grass- and sedge-dominated plant communities.
Coastal hoary-pea (<i>Tephrosia angustissima</i> var. <i>curtissii</i>)	SE	Coastal sands and adjacent scrub.
Toothed maiden fern (<i>Thelypteris serrata</i>)	SE	Freshwater swamps, cypress sloughs, and boggy ponds.
Broad-leaved nodding-caps (<i>Triphora amazonica</i>)	SE	Rich, well-drained, moist humus of upland hardwood hammocks.
Redmargin zephyrlily (<i>Zephyranthes simpsonii</i>)	SE	Black, highly organic sands of wet pine flatwoods, meadows, pastures, roadsides, and glade borders.

FE = federal endangered; FT = federal threatened; SAT = threatened due to similarity of appearance; SE = state endangered; ST = state threatened

Source: NatureServe 2020, The Cornell Lab 2020, USFWS 2020a, USFWS 2020b, USFWS 2008, Florida Natural Areas Inventory 2020, Institute for Regional Conservation 2020.

- a. The biological survey identified potential habitat at the U.S. Highway 301 site for the American alligator. American alligators were listed as endangered in 1967 but declared to be fully recovered in 1987. While the population of this species is currently secure, related animals that look much like the American alligator remain at risk. The USFWS protects this species to help protect species similar in appearance, including crocodiles and caimans. The USFWS did not identify the potential for these similarly appearing protected

species to be located at any of the proposed site alternatives (see Appendix C for USFWS letters containing list of threatened and endangered species).

The Biological Resource Assessment did not identify any suitable habitat for federally-protected protected species at either the Temple Terrace or Bearss Avenue sites. However, during the site visit, two Florida sandhill cranes were observed rested in the center of the Temple Terrace site (see Appendix C). This state-listed threatened species forages in open areas, such as those occurring at that site. The disturbed nature of the Bearss Avenue site, together with the proximity of human activity to this property and the Temple Terrace site, make it unlikely that any protected species listed in Table 3.6-2 occur onsite. The undeveloped forested and wetland conditions observed during the site visit at the U.S. Highway 301 site may be suitable for the federally threatened wood stork and for the American alligator, which is protected due to its similarity of appearance to other threatened species.

3.6.2 Environmental Consequences

3.6.2.1 No Action Alternative

Under the No Action Alternative, no new Mental Health Clinic would be constructed, and no impacts to biological resources, including vegetation, wildlife, migratory birds, and threatened and endangered species, would occur. Existing conditions at each of the three considered site alternatives would remain as described in Section 3.6.1.

3.6.2.2 Proposed Action Alternatives

Table 3.6-3 provides a generalized comparison of the potential effects of constructing and operating the proposed Mental Health Clinic at the three considered alternative sites.

Table 3.6-3. Comparison of Alternatives – Biological Resources Impacts

Potential Impact	Alternative 1 – Temple Terrace	Alternative 2 – Bearss Avenue	Alternative 3 – U.S. Highway 301
Vegetation	Permanent minor impacts from construction	Permanent minor impacts from construction	Permanent moderate impacts from construction
Wildlife	Minor impacts during construction and operation	Minor impacts during construction and operation	Minor impacts during construction and operation
Migratory Birds	Negligible impacts during construction and operation	Negligible impacts during construction and operation	Negligible impacts during construction and operation
Threatened and Endangered Species	Potential for minor impacts to state-protected Florida sandhill crane during construction	No effects anticipated	Potential for impacts to federally protected wood stork during construction
Overall Impact	Minor	Minor	Moderate

Construction

Construction of the proposed Mental Health Clinic at any of the three considered alternative sites would result in temporary and permanent effects to existing vegetation. Potential effects include loss of trees and shrubs during construction because of grading and excavation, soil erosion, removal of topsoil, and localized habitat loss. Clearing existing vegetation could allow for the establishment of non-native or invasive species. However, the existing plant communities observed at the Temple Terrace and Bearss Avenue sites have been previously disturbed and are of generally low habitat quality. As such, potential impacts would be expected to be minor. As the U.S. 301 Highway 301 site contains large areas of lesser disturbed forested habitat, impacts to vegetation disturbance at this site would be moderate. Areas of vegetation and habitat would be permanently lost from placement of impervious surfaces and development.

Temporarily disturbed areas would be stabilized with vegetation, typical of maintained open grassy areas, and detention basins.

Construction would also cause temporary increases in traffic, general human activity, and noise in the area, which would deter wildlife that may routinely utilize the area. Due to the previous disturbance that has occurred at the Bearss Avenue site and the generally developed nature surrounding the all three sites, impacts to native species are expected to be minor.

Any species onsite would likely relocate to adjacent habitat to forage. Loss of foraging habitat would not constitute an adverse effect to the species as this habitat is prevalent throughout the region. Nesting birds would temporarily avoid using preferred nest sites within active construction areas. Nesting birds often resume use of remaining nest sites once construction is completed, assuming suitable habitat remains onsite after clearing activities are complete. Permanent loss of nesting habitat may result from construction of the Proposed Action.

If present during construction at the Temple Terrace site, the state-listed Florida sandhill crane could be adversely affected from vegetation clearing and grading activities and associated noise and human activity. Any species onsite would likely relocate to adjacent habitat to forage. Loss of foraging habitat would not constitute an adverse effect to the species as this habitat is prevalent throughout the region. Construction noise, vegetation removal and human presence may adversely affect the federally protected wood stork if the species is present at the U.S. Highway 301 site. This species habitat is associated with the wetlands and bordering forested areas present on the property. To avoid potential for adverse effect, the developer would conduct a survey for the wood stork within proposed areas of disturbance. If the survey results in the presence of this species, the developer would coordinate with the USFWS to determine impact minimization or mitigation measures. The USFWS has not designated critical habitat for the wood stork, therefore, loss of wetland habitat at the site would not affect species critical habitat. Although the American alligator may be present on the U.S. Highway 301 property due to wetland habitat, no adverse effects are anticipated to federally protected similarly appearing crocodiles and caimans as they are unlikely to occur on the property (see Appendix C).

Operation

Operation of the Proposed Action at any of the three considered alternative sites would cause permanent increases in traffic, general human activity, and noise in the area, which would deter wildlife that may routinely utilize the area. While many species would likely be displaced and find other suitable habitat or return to the site following the completion of construction, increased human and vehicular traffic could result in the accidental mortality of a limited number of small or less-mobile species. Overall effects, however, would be minor.

3.6.3 Measures to Avoid, Minimize and Mitigate Impacts

Potential adverse impacts to biological resources would be minimized to the extent possible through various measures, including:

- Survey the proposed areas of disturbance at the U.S. Highway 301 site for the potential presence of the federally protected wood stork. If present onsite, coordinate with USFWS to determine appropriate impact minimization or mitigation measures to avoid adverse effects to the species.
- Revegetate disturbed areas with native plants adapted to the local climate and site conditions.
- Wash construction equipment prior to entering the site to avoid potential introduction of non-native or invasive species.
- Limit construction activities (e.g., brush removal, tree trimming, or grading) during the nesting season for any migratory bird species that may be present on the site. If such timing of construction is not practicable, coordinate with federal or state agencies and perform a survey for active migratory bird nests prior to initiating construction.

- Follow applicable nationwide standard conservation measures identified by the USFWS, including measures to protect habitat, avoid direct take of protected birds or their eggs during vegetation removal, prevent the introduction of invasive species, limit the increase of artificial lighting, minimize collision risk, prevent birds from becoming trapped or nesting in unsafe areas, prevent the introduction of chemical contamination, and minimize fire potential related to project activities (USFWS 2020c). The list of conservation measures includes the following potentially applicable to the Proposed Action, among others:
 - Delineate and maintain project boundaries
 - Consult all local, state, and federal regulations for the development of an appropriate buffer distance between the development site and any wetland or waterway.
 - Maximize use of disturbed land for all project activities.
 - To the extent practicable, limit construction activities to occur between dawn and dusk to avoid illumination of adjacent habitat.
 - Avoid the use of bright white light, such as metal halide, halogen, fluorescent, mercury vapor, and incandescent lamps.

3.7 AIR QUALITY

3.7.1 Affected Environment

Air quality is the measure of the atmospheric concentration of defined pollutants in a specific area. An air pollutant is any substance in the air that can cause harm to humans or the environment. Pollutants may be natural or human-made and may take the form of solid particles, liquid droplets, or gases. Natural sources of air pollution include smoke from wildfires, dust, and wind erosion. Human-made sources of air pollution include emissions from vehicles; dust from unpaved roads, agriculture, or construction sites; and smoke from human-caused fires. Air quality is affected by pollutant emission sources, as well as the movement of pollutants in the air via wind and other weather patterns.

3.7.1.1 Air Quality

USEPA Region 4, the FDEP Division of Air Resources Management, and the Hillsborough County Environmental Protection Commission (EPC) Air Division regulate air quality in Hillsborough County, Florida. The Clean Air Act (CAA) (42 USC 7401-7671q), as amended, gives USEPA the responsibility to establish the primary and secondary National Ambient Air Quality Standards (NAAQS) (40 CFR Part 50) that set acceptable concentration levels for seven criteria pollutants: particulate matter (less than or equal to 10 micrometers in aerodynamic size, PM₁₀), fine particulate matter (less than or equal to 2.5 micrometers in aerodynamic size, PM_{2.5}), sulfur dioxide (SO₂), carbon monoxide (CO), nitrogen oxides (NO_x), ozone (O₃), and lead. Short-term standards (1-, 8-, and 24-hour periods) have been established for pollutants that contribute to acute health effects, while long-term standards (annual averages) have been established for pollutants that contribute to chronic health effects. Additionally, the CAA, as amended in 1990, places most of the responsibility to achieve compliance with NAAQS on individual states.

Certain geographic areas, typically defined by county, that are in violation of the NAAQS are classified as *nonattainment* areas, and those in accordance with the NAAQS are classified as *attainment* areas. *Maintenance* areas are *attainment* areas that were formerly designated *nonattainment* and have implemented plans to maintain their *attainment* status. States that contain *nonattainment* areas must adopt a State Implementation Plan (SIP) that is a compilation of goals, strategies, schedules, and enforcement actions designed to lead the state into compliance with all NAAQS. Hillsborough County is currently designated by the USEPA as a NAAQS *maintenance* area for lead and SO₂ (USEPA 2020a). Hillsborough County was designated as a *nonattainment* area for lead in 2010 and for SO₂ in 2013 but was redesignated to *maintenance* for lead and SO₂ in October 2018 and December 2019, respectively.

Because the project would occur within a *maintenance* area, the General Conformity Rule requirements apply. The General Conformity Rule (40 CFR Part 51, Subpart W, and 40 CFR Part 93) was established under the CAA and ensures that the actions taken by Federal agencies do not interfere with a state's plans to attain and maintain the NAAQS. According to the rule, if a project takes place in an area that is in attainment, then the general conformity requirements do not apply to the project. The General Conformity Rule states that, if a project would result in a total net increase in direct and indirect emissions of nonattainment or maintenance area pollutants that are less than the applicable *de minimis* (i.e., negligible) thresholds established in 40 CFR 93.153(b), detailed conformity analyses are not required pursuant to 40 CFR 93.153(c). Consistent with the USEPA *de minimis* emissions rates (40 CFR 93.153), this analysis considers the *de minimis* threshold of 100 tons per year for the total annual direct and indirect emissions associated with the construction of the Proposed Action.

The Hillsborough County EPC Air Division (herein referred to as the Air Division) is responsible for protecting the environment and the health and safety of the public as they relate to air quality (Hillsborough County 2020a). The Air Division regulates air quality, manages permits, and monitors air pollution sources in Hillsborough County. The Air Division operates eight ambient air quality monitoring sites in Hillsborough County. The sites monitor nitrous oxide (NO₂), SO₂, O₃, PM_{2.5}, PM₁₀, and CO (Hillsborough

County 2020b). Table 3.7-1 includes the NAAQS and available monitoring concentrations for criteria pollutants in Hillsborough County.

Table 3.7-1. Ambient Air Quality Standards and Measured Criteria Pollutant Concentrations

Pollutant	Averaging Time	NAAQS ^a	Monitoring Data ^b (2019)
CO	1-hour	35 ppm	^c
	8-hour	9 ppm	^c
NO ₂	1-hour	100 ppb	48 ppb ^c
	Annual arithmetic mean	53 ppb	–
O ₃	1-hour	–	0.086 ppm ^d
	8-hour	0.070 ppm	0.072ppm ^d
SO ₂	1-hour	75 ppb	35 ppb ^e
	24-hour	140 ppb	7 ppb ^e
PM _{2.5}	24-hour	35 µg/m ³	19 µg/m ³ (^c)
	Annual arithmetic mean	12 µg/m ³	–
PM ₁₀	24-hour	150 µg/m ³	82 µg/m ³ (^f)
	Annual arithmetic mean	–	–
Pb ^g	3-month average	0.15 µg/m ³	–
	30-day average	–	–

µg = micrograms; CO = carbon monoxide; m³ = cubic meter; NO₂ = nitrogen dioxide; O₃ = ozone; Pb = lead; PM_{2.5} = particulate matter of diameter 2.5 microns or less; PM₁₀ = particulate matter of diameter 10 microns or less; ppb = parts per billion; SO₂ = sulfur trioxide

Source: USEPA 2020b; Hillsborough County 2020b

^a Only the primary NAAQS are listed.

^b Monitoring data provides the highest reported value at the closest monitoring locations to the project area within Hillsborough County.

^c Monitoring data from Station # L057-0113. Typically, this site monitors CO but in 2019, no CO data was captured.

^d Monitoring data from Station #L057-1035.

^e Monitoring data from Station # 057-0109.

^f Monitoring data from Station # L057-0083.

^g Lead is not considered further in this analysis because the project activities would generate lead emissions.

The existing climate of the Tampa, Florida area is hot in the summer and mild in the winter. The warmest month is August with a monthly average maximum temperature of 90.2 degrees Fahrenheit (°F), while the coldest month is January with a monthly average minimum temperature of 51.6°F (NOAA 2020). The city receives an average annual amount of approximately 46.3 inches of total precipitation. Precipitation occurs throughout the year but is higher in the summer months, with August having the highest average precipitation of 7.8 inches (NOAA 2020).

3.7.1.2 Greenhouse Gas Emissions

Greenhouse gases (GHGs) are components of the atmosphere that contribute to the greenhouse effect and global warming. GHGs are gases that trap heat in the atmosphere by absorbing outgoing infrared radiation. GHG emissions occur from both natural processes as well as human activities. Water vapor is the most important and abundant GHG in the atmosphere; however, human activities produce only a small amount of the total atmospheric water vapor. The most common GHGs emitted from natural processes and human activities include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). The main source of GHGs from human activities is the combustion of fossil fuels such as oil, coal, and natural gas. Other examples of GHGs created and emitted primarily through human activities include fluorinated gases (e.g.,

perfluorocarbons) and sulfur hexafluoride. The main sources of these man-made GHGs are refrigerants and electrical transformers.

Each GHG has been assigned a global warming potential (GWP) by the USEPA (USEPA 2020c). The GWP is the ability of a gas or aerosol to trap heat in the atmosphere. The GWP rating system is standardized to CO₂, which is given a value of one. For example, CH₄ has a GWP of 25, which means that it has a global warming effect 25 times greater than CO₂ on an equal-mass basis. To simplify GHG analyses, total GHG emissions from a source are often expressed as a CO₂ equivalent, which is calculated by multiplying the emissions of each GHG by its GWP and adding the results together to produce a single, combined emission rate representing all GHGs. While CH₄ and N₂O have much higher GWPs than CO₂, CO₂ is emitted in such large quantities that it is the predominant contributor to global CO₂ equivalent emissions from both natural processes and human activities.

3.7.2 Environmental Consequences

3.7.2.1 No Action Alternative

Under the No Action Alternative, GSA would not pursue a long-term lease and operation of a new build-to-suit Mental Health Clinic for the VA. The VHA would continue to serve the Tampa area Veterans through their existing under-sized facilities. Implementation of the No Action Alternative would result in no increased potential for adverse impact to air quality and GHGs, and existing conditions would remain unchanged.

3.7.2.2 Proposed Action

The below discussion provides a summary of potential construction and operational impacts to air quality and GHG that would occur as a result of the Proposed Action but are not unique to any of the Proposed Action site alternatives.

Construction

Air Quality

As explained in Section 3.7.1.1, the USEPA's General Conformity Rule under the CAA ensures that the actions taken by federal agencies do not interfere with a state's plans to attain and maintain the NAAQS (40 CFR 93.153(b)). Because Hillsborough County is currently designated a *maintenance* area for lead and SO₂, the General Conformity Rule requirements apply. For completeness, GSA estimated direct and indirect emissions of all applicable criteria pollutants (i.e., CO, volatile organic compounds [VOCs as a precursor for O₃], NO₂, SO₂, PM₁₀, and PM_{2.5}) for the construction phase of the proposed project. GSA then compared these estimated values to the General Conformity Rule's *de minimis* emissions thresholds to determine whether implementation of the Proposed Action would impact air quality in the region.

Construction emissions were estimated for on-road vehicles and nonroad construction equipment. Since a detailed construction plan has not yet been developed for the site, the number and types of construction equipment needed were estimated based on available data for other, similar projects, and in coordination with appropriate GSA staff. GSA estimated emissions rates from on-road vehicles such as privately-owned vehicles using industry standard emission rates (Argonne National Laboratory 2013). GSA estimated emission rates for nonroad vehicles such as excavators, cranes, graders, backhoes, and bulldozers using the USEPA MOVES model.

Table 3.7-2 presents the results of the conformity analysis using the potential air emissions from Alternative 3 which represents the potential highest level of disturbance since it is the largest potential project site (30 acres). To provide an upper bound for comparison, the analysis assumes the entire potential 30-acre footprint would be disturbed.

Table 3.7-2. Estimated Construction-Related Air Emissions – Upper Bound

Source	Criteria Pollutant Emissions (tons)					
	CO	NO ₂	PM ₁₀	PM _{2.5}	SO ₂	VOCs
Construction Equipment	19.85	20.22	1.05	0.97	0.03	1.84
Delivery Trucks	0.04	0.04	<0.01	<0.01	<0.01	<0.01
Worker Vehicles	1.48	0.06	<0.01	<0.01	<0.01	0.06
Fugitive Dust ^a	--	--	69.12	5.18	--	--
Paving Off Gases	--	--	--	--	--	0.02
Total	21.37	20.32	70.18	6.16	0.03	1.92
De minimis Threshold	100	100	100	100	100	100

Source: Argonne National Laboratory 2013; CalEEMod 2017; SCAQMD 1993; USEPA 2018

Note: Individual numbers may not sum to totals due to rounding.

- a. Fugitive dust emissions were calculated using the Alternative 3 project area of 30 acres which represents the Alternative with the largest disturbance area.

CO = carbon monoxide; NO₂ = nitrogen dioxide; O₃ = ozone; Pb = lead; PM_{2.5} = particulate matter of diameter 2.5 microns or less; PM₁₀ = particulate matter of diameter 10 microns or less; SO₂ = sulfur trioxide; VOC = volatile organic compounds

As shown in Table 3.7-2, the total annual direct and indirect emissions associated with the construction of the Proposed Action using the upper bound analysis would not exceed the *de minimis* threshold rate for any of the criteria pollutants analyzed per the thresholds identified in Section 3.7.1. Therefore, further analysis under the General Conformity Rule is not required for any of the site alternatives. Construction of the Proposed Action at any of the three alternative sites would comply with all applicable federal, state, and local regulations relating to air quality, including any permitting and registration requirements.

Table 3.7-3 presents a comparison of each alternative's potential air quality impacts during construction.

Table 3.7-3. Comparison of Alternatives – Air Quality Construction Impacts

Level of Impact	Alternative 1 – Temple Terrace	Alternative 2 – Bearss Avenue	Alternative 3 – U.S. Highway 301
Exceeds <i>de minimis</i> Threshold	No	No	No
Variance Among Alternative	Least potential release of air emissions due to smallest site acreage of 20 acres.	Medium potential release of air emissions due to middle-size of site at 28.1 acres.	Greatest potential release of air emissions due to largest site acreage of up to 30 acres. As a result, PM ₁₀ , PM _{2.5} , and VOC emissions from fugitive dust and paving off-gases would be higher for Alternative 3 compared to the other alternatives.
Overall Impact	Temporary, minor direct impacts during construction.	Temporary, minor direct impacts during construction.	Temporary, minor direct impacts during construction.

Greenhouse Gases

The Proposed Action would generate GHG emissions during construction activities, and in the short term would represent a negligible, incremental contribution to global GHG emissions and climate change. Short-term GHG emissions associated with the Proposed Action would primarily result from the use of fuel in

construction equipment, worker vehicles, and delivery and refuse trucks. GHG emissions were estimated using USEPA emission factors (USEPA 2018) and are presented in Table 3.7-4. The three Proposed Action site alternatives considered in this EA would utilize a similar amount and type of GHG-emitting equipment. The analysis assumes an 18-month construction duration for all alternatives, regardless of the variation in size. As a result, the estimated GHG emissions presented in Table 3.7-4 represent the potential emissions for each alternative.

Table 3.7-4. Estimated Construction-Related Greenhouse Gas Emissions from the Proposed Action

Source	Greenhouse Gas Emissions (metric tons)			
	CO ₂	CH ₄	N ₂ O	CO ₂ -eq
Construction Equipment	299.70	0.02	0.01	302.39
Delivery Trucks	48.06	<0.01	<0.01	48.22
Worker Vehicles	186.00	0.01	<0.01	186.80
Total	533.76	0.03	0.01	537.42

Source: CalEEMod 2017; USEPA 2018

Note: Individual numbers may not sum to totals due to rounding.

CO = carbon monoxide; NO₂ = nitrogen dioxide; O₃ = ozone; Pb = lead; PM_{2.5} = particulate matter of diameter 2.5 microns or less; PM₁₀ = particulate matter of diameter 10 microns or less; SO₂ = sulfur trioxide; VOC = volatile organic compounds

As shown in Table 3.7-4, construction related GHG emissions under the Proposed Action would represent less than 0.0002 percent of Florida’s annual GHG emissions in 2017 (227 million metric tons of CO₂ equivalent) (EIA 2020). Table 3.7-5 presents a comparison of each alternative’s potential GHG impacts during construction.

Table 3.7-5. Comparison of Alternatives – GHG Construction Impacts

Level of Impact	Alternative 1 – Temple Terrace	Alternative 2 – Bearss Avenue	Alternative 3 – U.S. Highway 301
Exceeds <i>de minimis</i> Threshold	No	No	No
Variance Among Alternative	Smallest site acreage of 20 acres but no variance in potential release of GHG emissions.	Middle-size site at 28.1 acres but no variance in potential release of GHG emissions.	Largest site acreage of up to 30 acres but no variance in potential release of GHG emissions.
Overall Impact	Temporary, negligible direct impacts during construction.	Temporary, negligible direct impacts during construction.	Temporary, negligible direct impacts during construction.

Operations

Air Quality

Operation of a new Mental Health Clinic would have a long-term, minor impacts on air quality. Onsite sources of air emissions would likely include fuel combustion for building heating, mobile sources of air emissions from vehicle use, and air emissions from offsite grid-supplied electricity to the building. Since all three alternative sites would offer the same services in a similar size Mental Health Clinic building, it is assumed the operational air emissions would be similar for all three alternatives.

The heating and cooling of the building is not yet designed but it is likely that a natural gas-fired boiler would be used for heating. The new building would consist of approximately 158,000 RSF of floor space,

which is larger than the existing Mental Health facilities in the Tampa area that total to approximately 49,766 RSF. As a result, the new building would use more fuel to heat the building, resulting in potentially higher air emissions relative to the existing Mental Health facilities. The new building would include energy efficient design and achieve Energy Star performance rating of 75 or higher. The actual energy performance of the new building would likely not be known until building design is substantially completed.

Operations of the new building would also require grid-supplied electricity, which is generated offsite, and, depending on the energy source, may result in air pollutant emissions. Compared to the existing Mental Health facilities, the new building would be larger resulting in increased offsite air pollutant emissions but the energy efficient design would help mitigate the additional air emissions. The energy demand of the new building would not be known until building design is finalized.

An emergency generator would be required to provide backup power if an outage were to occur. Although design is not complete, GSA recommends the use of a dual-fuel style generator (i.e., natural gas and diesel fuel) to reduce air emissions. The generator selected would meet the VA requirements for generators to provide enough energy to power the facility for 72 hours at 100 percent capacity. GSA's selected developer would obtain any required air permits for the emergency generator from FDEP Division of Air Resources Management.

Mobile sources of air emissions would result from vehicle use by patients and employees along with delivery trucks. The new Mental Health Clinic would have approximately one truck per day for deliveries, waste removal, and other supplies. The new Mental Health Clinic would accommodate an additional 668 patients per day for a total 1,200 patients per day. The VA estimates approximately 261 new employees would work at the new Mental Health Clinic in addition to the existing 96 employees from the existing Mental Health facilities. The total of 929 new employees and patients would produce air emissions from vehicular travel but those individuals would already produce air emissions for travel to other facilities in the area. It is likely that the new Mental Health Clinic would result in less mobile emissions as the new facility would provide expanded services, requiring less regional travel for patients to acquire services offered in a single location under the Proposed Action.

Table 3.7-6 presents that estimated operational emissions from the new Mental Health Clinic. This serves as an upper bound since the new Mental Health Clinic would not create an increase in patients and staff but rather it would provide a new location in the region for the services offered. As a result, it is assumed that much of the estimated emissions would already occur in the region.

Table 3.7-6. Estimated Operational-Related Air Emissions from the Proposed Action

Source	Criteria Pollutant Emissions (tons)					
	CO	NO ₂	PM ₁₀	PM _{2.5}	SO ₂	VOCs
Boiler Emissions	0.04	0.05	<0.01	<0.01	<0.01	<0.01
Patient and Worker Vehicles	23.03	0.97	0.06	0.06	0.04	0.87
Delivery Trucks	0.05	0.05	<0.01	<0.01	<0.01	<0.01
Total	23.12	1.07	0.07	0.07	0.04	0.88

Source: Argonne National Laboratory 2013; USEPA 2018, 1995

Note: Individual numbers may not sum to totals due to rounding.

CO = carbon monoxide; NO₂ = nitrogen dioxide; O₃ = ozone; Pb = lead; PM_{2.5} = particulate matter of diameter 2.5 microns or less; PM₁₀ = particulate matter of diameter 10 microns or less; SO₂ = sulfur trioxide; VOC = volatile organic compounds

The FDEP issues air permits including Title V operating permits. A Title V permit is required if a facility emits or has the potential to emit 100 tons per year or more of any regulated air pollutant. Although operation of the Mental Health Clinic would utilize fuel combustion equipment (boilers, emergency

generators), a Title V operated permit is not anticipated to be required for the Mental Health Clinic as this equipment is not anticipated to exceed the regulated thresholds (see Table 3.7-6). GSA's selected developer would secure any required air emissions permits from FDEP Division of Air Resources Management.

Greenhouse Gases

Operation of a new Mental Health Clinic building would have a long-term, minor impacts on GHG emissions. Similar to air emissions, onsite sources of GHGs include fuel use for building operations and vehicle use. Since all three alternative sites would offer the same services in a similar size Mental Health facility, the operational GHG emissions would be similar for all three alternatives. Therefore, operational GHG emissions are assumed to be the same across the alternatives.

The new building would likely result in increased fossil fuel-related GHG emissions due to its larger footprint but energy efficient building design would help reduce these effects. Additional sources of GHGs include fugitive leaks of refrigerants from cooling and refrigeration equipment. Although the new Mental Health Clinic would be larger than the existing facilities, it would consolidate the services from three buildings into one. As a result, the new building would likely require a larger-sized cooling system as one system at the existing facilities but compared to the three existing facilities, it would reduce the cooling and refrigeration equipment.

Mobile sources of GHG emissions would result from vehicle use by patients and employees along with delivery trucks. The total of 261 new employees and patients would produce GHG emissions from vehicular travel but those individuals would already produce GHG emissions for travel to other facilities in the area. It is likely that the new Mental Health Clinic would result in less GHG emissions as the new facility would provide expanded services, requiring less regional travel for patients to acquire services offered in a single location under the Proposed Action.

Operations of the new building would also require additional purchased electricity, since it would be larger than the existing facilities. Therefore, the potential indirect offsite GHG emissions are likely to be increased compared to current conditions but energy efficient building design would help reduce the potential effects.

3.7.3 Measures to Avoid, Minimize and Mitigate Impacts

Construction activities would generate fugitive dust and other emissions. Emissions from open areas (e.g., a construction site) require reasonable precautions to prevent PM from becoming airborne. The following BMPs would minimize particulate and other air pollutant emissions during construction:

- Covering open equipment when conveying or transporting material likely to prevent material from becoming airborne;
- Minimizing the use and number of trips of heavy equipment;
- Maintaining and tuning all engines per manufacturer specifications to perform at USEPA certification levels, where applicable, and to perform at verified standards applicable to retrofit technologies.
- Wetting of surfaces to reduce offsite particulate matter and dust;
- Prohibiting construction vehicles both on- and off-site from excess idling;
- Prohibiting tampering with engines and requiring continuing adherence to manufacturer's recommendations;
- Using alternative fueled vehicles and construction equipment where feasible; and
- Using energy efficient lighting systems, such as LED technology, where feasible.

3.8 TRANSPORTATION AND PARKING

3.8.1 Affected Environment

3.8.1.1 Traffic

This section describes existing road networks and traffic conditions at the three Proposed Action site alternatives. Traffic conditions are presented in terms of the following parameters:

- Annual average daily traffic (AADT) counts, which are a measure of the volume of traffic flowing through a given roadway segment. The Florida Department of Transportation (FDOT) maintains a network of traffic count stations in the region.
- Level of service (LOS), often used to analyze traffic conditions, is an industry standard used to describe the operating conditions of a roadway segment or intersection. LOS is represented by a letter between A (free-flowing traffic) and F (highly congested traffic). LOS C, which represents stable flow with speed and maneuverability restricted by the amount of traffic, is usually considered to be an acceptable goal in traffic engineering. Most major roadway segments in Hillsborough County have been assigned an LOS standard of D, while the remaining roadway segments have LOS standards of B, C, or E (Hillsborough MPO 2020).

Temple Terrace

The Temple Terrace site is located at the intersection of Temple Terrace Highway and Davis Road. The site is bounded to the south by Temple Terrace Highway, which runs primarily in an east-west direction in the vicinity of the site. Temple Terrace Highway is a 4-lane, divided county road and is classified as a minor arterial (Hillsborough MPO 2020; Hillsborough County 2020c). The site is bounded to the east by Davis Road, a 2-lane, local road that runs in a north-south direction.

The Temple Terrace site is located approximately 0.5 miles west of U.S. Highway 301, which is a 4-lane, divided state highway classified as a principal arterial (Hillsborough MPO 2020; Hillsborough County 2020c). Harney Road, which connects Temple Terrace Highway to U.S. Highway 301, is a 4-lane divided road classified as a minor arterial.

Table 3.8-1 summarizes AADT and LOS data for major roadways near the Temple Terrace site.

Table 3.8-1. AADT and LOS Data for Roadways Near the Temple Terrace Site

Roadway Segment	AADT	Peak LOS
Temple Terrace Highway, east of Davis Road	21,000	N/A
Temple Terrace Highway, west of Davis Road	18,500	C
Harney Road, Temple Terrace Highway to U.S. Highway 301	4,200	C
U.S. Highway 301 (north of Harney Road)	21,000	F
U.S. Highway 301 (south of Harney Road)	35,000	F

Source: FDOT 2020; Hillsborough MPO 2020

AADT = average annual daily count; LOS = level of service

Bearss Avenue

The Bearss Avenue Site is located at the intersection of Bearss Avenue (County Road 582) and N 12th Street. The site is bounded to the south by Bearss Avenue, to east by N 12th Street, and to the north by Sinclair Hills Road. Bearss Avenue, which runs primarily in an east-west direction, is a 4-lane, divided county road and is classified as a minor arterial (Hillsborough MPO 2020; Hillsborough County 2020c). N 12th Street runs in a north-south direction and is a 2-lane local road. Sinclair Hills Road runs in an east-west direction and is also a 2-lane local road.

U.S. Highway 41 (N Nebraska Avenue) is located approximately 500 feet west of the Bearss Avenue site and is separated from the site by a narrow strip of commercial land. U.S. Highway 41 runs in a north-south direction, and is a 4-lane, divided state highway that is classified as a principal arterial (Hillsborough MPO 2020; Hillsborough County 2020c). Interstate 275 (I-275) is located approximately 0.3 miles west of the site and is connected to it by Bearss Avenue. I-275 runs in a north-south direction and is a 6-lane freeway classified as a principal arterial.

Table 3.8-2 summarizes AADT and LOS data for major roadways near the Bearss Avenue site.

Table 3.8-2. AADT and LOS Data for Roadways Near the Bearss Avenue Site

Roadway Segment	AADT	Peak LOS
Bearss Avenue, east of U.S. Highway 41	40,500	F
Bearss Avenue, west of U.S. Highway 41	52,000	F
U.S. Highway 41, north of Bearss Avenue	30,500	C
U.S. Highway 41, south of Bearss Avenue	19,900	C
I-275, north of Bearss Avenue	68,000	F
I-275, south of Bearss Avenue	97,000	F

Source: FDOT 2020; Hillsborough MPO 2020
AADT = average annual daily count; LOS = level of service

U.S. Highway 301

The U.S. Highway 301 site is located at the intersection of U.S. Highway 301 and E Sligh Avenue. U.S. Highway 301 is a 4-lane, divided state highway classified as a principal arterial that runs in a north-south direction (Hillsborough MPO 2020; Hillsborough County 2020c). E Sligh Avenue is a 2-lane, undivided county road that runs in an east-west direction and is classified as an urban collector. E Sligh Avenue terminates at the intersection with U.S. Highway 301.

Interstate 4 (I-4) is located approximately one mile south of the U.S. Highway 301 site. I-4 is a 6-lane freeway that runs in an east-west direction and is classified as a primary arterial (Hillsborough MPO 2020; Hillsborough County 2020c). U.S. Highway 301 connects the site to I-4.

Table 3.8-3 summarizes AADT and LOS data for major roadways near the U.S. Highway 301 site.

Table 3.8-3. AADT and LOS Data for Roadways Near the U.S. Highway 301 Site

Roadway Segment	AADT	Peak LOS
E Sligh Avenue, east of U.S. Highway 301	9,300	C
U.S. Highway 301, north of E Sligh Avenue	35,000	C
U.S. Highway 301, south of E Sligh Avenue	41,500	C
I-4, east of U.S. Highway 301	155,000	F
I-4, west of U.S. Highway 301	129,000	F

Source: FDOT 2020; Hillsborough MPO 2020
AADT = average annual daily count; LOS = level of service

3.8.1.2 Public Transportation

Public transit in Hillsborough County is provided by Hillsborough Area Regional Transit, or HART (Hillsborough Area Regional Transit 2020). HART provides all public transportation within the county including bus service, HARTFlex door-to-door service, HartPlus paratransit service, and the Downtown Tampa/Ybor City streetcar:

- HART buses and MetroRapid buses provide fixed route service throughout Tampa and surrounding areas, including commuter service into downtown Tampa. Single ride fares are \$2.00 for local routes and \$3.00 for express routes, with reduced rates available for youth and students, seniors, and persons with disabilities. Day passes are also available for purchase.
- HARTFlex provides door to door service within certain defined zones within Hillsborough County. The one-way HARTFlex fare is \$1.00. HARTFlex service may be reserved from two hours up to 3 days in advance.
- HARTPlus provides paratransit service for persons with disabilities who are unable to access fixed-route buses on their own. HARTPlus provides pickup and drop-off service between the rider's origin (or destination) and an accessible transit stop. HARTPlus users must submit an application and be approved before using the service. The one-way fare is \$4.00.
- HART also operates the TECO Line streetcar between Ybor City and Downtown Tampa, with stops along popular destinations. The streetcar service is free of charge.

Temple Terrace

The Temple Terrace site is served by HART bus route 48 (Hillsborough Area Regional Transit 2020b). The closest stops in either direction are located on Davis Road, immediately north of the intersection of Temple Terrace Highway and Davis Road. The next closest bus stops are located along Temple Terrace Highway, approximately 0.25 miles west of the Temple Terrace Highway and Davis Road. HART route 48 connects the University Area Transit Center, located close to the University of South Florida – Tampa Campus approximately 6.5 miles northwest of the proposed site, with the Netpark Transfer Center located approximately 5.0 miles south of proposed site (Hillsborough Area Regional Transit 2020c). Transfer to various other HART routes is available at both the University Area Transit Center and the Netpark Transfer Center. Northbound and southbound service on route 48 begins at 5:30 am, with buses departing every hour; the last buses in either direction depart at 9:30 pm. Route 48 buses follow the same schedule on weekdays and weekends.

Bearss Avenue

The Bearss Avenue site is not located along any public transportation routes. HART route 42 is the closest transit route to this site (Hillsborough Area Regional Transit 2020b). The closest stop along this route is located along Skipper Road, near the intersection of Skipper Road and Bearss Avenue, approximately 0.6 miles south of the proposed site. Route 42 connects the University Area Transit Center, located approximately 2.0 miles southeast of the proposed site, with the Yukon Transfer Center located approximately 4.5 miles south of the proposed site (Hillsborough Area Regional Transit 2020d). Transfer to various other HART routes is available at both the University Area Transit Center and the Yukon Transfer Center. On weekdays, northbound service along route 42 begins at 5:10 am while southbound service begins at 5:30 am. Buses depart every 30 minutes throughout the day; the last northbound bus departs at 10:10 pm while the last southbound bus departs at 10:30 pm. On weekends, bus service is hourly rather than every 30 minutes, with northbound service beginning at 5:40 am and ending at 9:40 pm and southbound service beginning at 6:30 am and ending at 10:30 pm.

U.S. Highway 301

The U.S. Highway 301 site is not located along any public transportation routes. HART route 48 is the closest transit route to this site (Hillsborough Area Regional Transit 2020b). The closest stops along this route are located at the intersection of E Sligh Avenue and Harney Road, approximately 1.25 miles west of the proposed site; bus service along this route is described above under the Temple Terrace Parkway site.

3.8.1.3 Pedestrian and Bicycle Infrastructure

Sidewalks along Temple Terrace Highway and Davis Road provide pedestrian and bicycle access to the Temple Terrace site. In addition, there are designated, on-street bicycle lanes along Temple Terrace

Highway from Ridgedale Road approximately 2 miles to the west, to Harney Road to the East; on-street bicycle lanes continue to the east along Harney Road. There are also designated on-street bicycle lanes along U.S. Highway 301.

Sidewalks along Bearss Avenue and N 12th Street (south of Bearss Avenue) provide pedestrian and bicycle access to the Temple Terrace site. There are no sidewalks along N 12th Street north of Bearss Avenue. In addition, there is a designated on-street bicycle lane along Bearss Avenue, between U.S. Highway 41 and N 16th Street/Skipper Road.

Sidewalks along E Sligh Avenue and U.S. Highway 301 provide pedestrian and bicycle access to the Temple Terrace site. There are designated on-street bicycle lanes along U.S. Highway 301.

3.8.1.4 Parking

None of the three proposed sites are located within a developed area. There is little or no existing public parking, either on- or off-street, near any of the three proposed sites.

3.8.2 Environmental Consequences

3.8.2.1 No Action Alternative

Under the No Action Alternative, GSA would not pursue a long-term lease and operation of a new build-to-suit Mental Health Clinic for the VA. The VHA would continue to serve Tampa area Veterans through their existing under-sized facilities. Implementation of the No Action Alternative would not result in an increased potential for adverse impact to transportation, and existing conditions would remain unchanged.

3.8.2.2 Proposed Action

Table 3.8-4 summarizes impacts to transportation and parking under the Proposed Action and No Action Alternative. Impacts under each alternative are discussed in greater detail below.

Table 3.8-4. Summary of Impacts to Transportation

Project Phase	Impact Category	Alternative 1 – Temple Terrace	Alternative 2 – Bearss Avenue	Alternative 3 – U.S. Highway 301
Construction	Traffic	Minor impact	Minor impact	Minor impact
	Public Transportation	Minor impact	Minor impact	Minor impact
	Pedestrian and Bicycle Infrastructure	Minor impact	Minor impact	Minor impact
	Parking	No impact	No impact	No impact
Operations	Traffic	Minor impact	Moderate impact	Minor impact
	Public Transportation	No impact	No impact	No impact
	Pedestrian and Bicycle Infrastructure	No impact	No impact	No impact
	Parking	No impact	No impact	No impact
Overall Impact		Minor	Moderate	Minor

Construction

As discussed in Section 2.5.1, construction would take approximately 18 months. All construction activities, including staging/laydown, contractor parking and field trailer placement would remain within the respective property boundary. Construction access would occur from existing points of entry using

existing roadway infrastructure. On average, construction would require 40 construction workers onsite and 3 trucks per day for deliveries and waste removal. Peak construction would last for approximately 8 months with a potential maximum of 70 construction workers and 9 trucks per day. In addition, street and sidewalk closures may be required for utility tie-ins. The existing roads connecting the proposed sites to primary arterials would be capable of handling any equipment that would be needed to be transported to the construction site.

Construction activities at any of the three alternative sites could have minor, temporary adverse effects on traffic in the immediate vicinity of the proposed site, due to trucks entering and exiting the site, as well as periodic, temporary street closures. During peak construction, approximately 79 additional vehicles (trucks and worker vehicles) would enter and exit the site daily. The resulting increase in traffic would equal less than approximately 1 percent of current AADT on Temple Terrace Highway and Bearss Avenue, and less than 2 percent of current AADT on E Sligh Avenue. These changes would not be likely to adversely affect LOS or cause a noticeable increase in traffic congestion near the proposed sites.

Impacts to public transportation and pedestrian and bicycle traffic would be minor and could occur as a result of temporary obstruction or closure of sidewalks and bicycle lanes. These adverse effects would be likely to occur at all three alternative sites.

Since all parking for construction workers would be on-site, there would be no impact on parking availability near any of the proposed sites.

Operations

As discussed in Section 2.5.2, the VA estimates that approximately 261 new employees would work at the new Mental Health Clinic, in addition to the existing 96 employees. It is estimated that the new Mental Health Clinic would serve approximately 1,200 Veterans per day. The Mental Health Clinic would operate for 11 hours per day (6:30 am – 5:30 pm), and this analysis assumes that approximately 120 Veterans would arrive each hour between 6:30am and 4:30pm, and the same number of Veterans (i.e., 120) would depart the Mental Health Clinic each hour between 7:30am and 5:30pm. The proposed facility would include 800 parking spaces to accommodate staff and visitors.

Operations at the newly constructed facility would result in a small increase in vehicle traffic, but this increase would be minor compared to existing traffic levels and would not appreciably affect traffic or result in increased congestion near any of the proposed sites. During operations, approximately 357 employees would arrive at the site each morning and leave each evening. Additionally, an average of 1,200 Veterans would arrive at and depart the site throughout the day. As a result, overall traffic volumes would increase near the selected site. Compared to existing traffic (shown in Tables 3.8-1 through 3.8-3), AADT counts could increase by 8 to 17 percent along Temple Terrace Highway, by 4 to 8 percent along Bearss Avenue, and by 17 to 33 percent along E Sligh Avenue. Note that these percentages reflect the increase in total daily traffic, and are not reflective of potential impacts on traffic conditions, which would vary greatly between peak and off-peak times.

The increase in peak-hour traffic due to employees and Veterans traveling to and departing from the Mental Health Clinic could potentially have an adverse effect on traffic during these times. Peak traffic in the Tampa area typically occurs between 7:30 am and 9:30 am, and from 3:30 pm to 7:30 pm. Therefore, it is assumed that most employees would be on-site before morning peak traffic. However, up to 480 Veterans could potentially arrive and depart during morning peak traffic (7:30 am – 9:30 am). Most employees would depart from the Mental Health Clinic during evening peak traffic; additionally, up to 360 Veterans could potentially travel to and from the site during this time (i.e., between 3:30 pm and 5:30 pm), for a total number of 717 additional users.

At the three proposed sites, adjacent roadways currently operate at LOS C to F during peak hours, while nearby principal arterials operate at LOS F. Potential impacts at each site would be as follows:

- **Temple Terrace:** Increased peak hour traffic due to operation of the proposed Mental Health Clinic would likely have a minor adverse effect on peak hour traffic in the vicinity of the Temple Terrace site. Temple Terrace Highway currently operates at LOS C during peak hours. The impacts of adding approximately 480 additional users during morning peak times and up to 717 additional users during evening peak times would likely not have a noticeable adverse effect on traffic conditions on Temple Terrace Highway.

U.S. Highway 301, the nearest principal arterial, currently operates at LOS F during peak traffic hours. A portion of the traffic to and from the Mental Health Clinic would likely utilize this roadway. Therefore, Mental Health Clinic operations could potentially result in an incremental, adverse effect on already-poor traffic conditions along this portion of U.S. Highway 301.

Additionally, since this site is served by public transit, it is likely that some employees and visitors would utilize public transportation or other alternative means of transportation (i.e., cycling or walking) to the site, which would help mitigate any adverse effects on vehicular traffic.

- **Bearss Avenue:** Increased peak hour traffic due to operation of the proposed Mental Health Clinic would likely have a minor to moderate adverse effect on peak hour traffic in the vicinity of the Bearss Avenue site. Bearss Avenue currently operates at LOS F during peak hours. Adding approximately 480 additional users during morning peak times and up to 717 additional users during evening peak times could potentially result in an incremental, adverse effect on already-poor traffic conditions in the area.

Principal arterials near the site include U.S. Highway 41, which operates at LOS C during peak hours, and I-275, which operates at LOS F at those times. A portion of the traffic to and from the Mental Health Clinic would likely utilize these roadways. Mental Health Clinic operations would most likely not have a noticeable effect on traffic conditions along U.S. Highway 41, but could potentially result in an incremental, adverse effect on already-poor traffic conditions along this portion of I-275.

There are no public transportation options in the immediate vicinity of the site (the closest bus stop is 0.6 miles away); however, a small number of employees and visitors could still utilize public transit or other alternative means of transportation (i.e., cycling or walking), which would help mitigate any adverse effects on vehicular traffic.

- **U.S. Highway 301:** Increased peak hour traffic due to operation of the proposed Mental Health Clinic would likely have a minor adverse effect on peak hour traffic in the vicinity of the U.S. Highway 301 site. E Sligh Avenue currently operates at LOS C during peak hours. The impacts of adding approximately 480 additional users during morning peak times and up to 717 additional users during evening peak times would likely not have a noticeable adverse effect on traffic conditions.

Principal arterials near the site include U.S. Highway 301, which operates at LOS C during peak hours, and I-4, which operates at LOS F at those times. A portion of the traffic to and from the Mental Health Clinic would likely utilize these roadways. Mental Health Clinic operations would most likely not have a noticeable effect on traffic conditions along U.S. Highway 301, but could potentially result in an incremental, adverse effect on already-poor traffic conditions along this portion of I-4.

This site is not served by public transit (the closest bus stop is over one mile from the site); however, a small number of employees and visitors could utilize other alternative means of transportation (i.e., cycling or walking) to the site.

The arrival and departure of Veterans throughout the day, outside peak traffic times, would not be likely to have a noticeable impact on LOS or congestion near any of the proposed sites.

There could be a slight increase in the use of public transportation by staff and visitors accessing the new Mental Health Clinic, but this increase would not adversely affect the availability or capacity of public transportation in the region.

Mental Health Clinic operations would not be expected to have an adverse effect on pedestrian or bicycle infrastructure. Since all parking would be on-site, there would be no effect on nearby parking availability.

3.8.3 Measures to Avoid, Minimize and Mitigate Impacts

The following BMPs would be used to minimize impacts to transportation during construction:

- Scheduling activities that could obstruct traffic, such as utility work, during off-peak hours when feasible;
- Scheduling truck deliveries during off-peak hours, when feasible.

3.9 NOISE

3.9.1 Affected Environment

3.9.1.1 Noise Overview

Sound is a physical phenomenon consisting of vibrations that travel through a medium, such as air, and are sensed by the human ear. Noise is defined as any sound that is undesirable because it interferes with communication, is intense enough to damage hearing, or is otherwise intrusive. Human response to noise varies depending on the type and characteristics of the noise, distance between noise source and receptor, receptor sensitivity, and time of day. Noise is often generated by activities essential to a community's quality of life, such as construction or vehicular traffic.

Sound is a physical phenomenon consisting of minute vibrations that travel through a medium, such as air, and sensed by the human ear.

Noise is defined as any unwanted sound. The human ear experiences sound as a result of pressure variations in the air.

Sound varies by both intensity and frequency. The physical intensity or loudness level of noise is expressed quantitatively as the sound pressure level. Sound pressure levels are defined in terms of decibels (dB), which are measured on a logarithmic scale. Sound can be quantified in terms of its amplitude (loudness) and frequency (pitch). Frequency is measured in hertz, which is the number of cycles per second. The typical human ear can hear frequencies ranging from approximately 20 hertz to 20,000 hertz. Typically, the human ear is most sensitive to sounds in the middle frequencies where speech is found, and is less sensitive to sounds in the low and high frequencies.

Since the human ear cannot perceive all pitches or frequencies equally, measured noise levels in dB will not reflect the actual human perception of the loudness of the noise. Thus, the sound measures can be adjusted or weighted to correspond to a scale appropriate for human hearing. The common sound descriptors used to evaluate the way the human ear interprets dB from various sources are as follows:

- **Decibel (dB):** Sound pressure level measurement of intensity. The decibel is a logarithmic unit that expresses the ratio of a sound pressure level to a standard reference level.
- **A-Weighted Decibel Scale (dBA):** Often used to describe the sound pressure levels that account for how the human ear responds to different frequencies and perceives sound.
- **Hertz:** Measurement of frequency or pitch.
- **Equivalent Sound Level (L_{eq}):** The L_{eq} represents the average sound energy over a given period, presented in decibels.
- **Day-Night Average Sound Level (L_{dn}):** Day-night sound level (L_{dn}) is the 24-hour L_{eq} , but with a 10 dB penalty added to nighttime noise levels (10 p.m. to 7 a.m.) to reflect the greater intrusiveness of noise experienced during this time.
- **Sensitive receptors:** Locations or land uses associated with indoor or outdoor areas inhabited by humans or wildlife that may be subject to significant interference from noise (i.e., nearby residences, schools, hospitals, nursing home facilities and recreational areas).

The adjusted scales are useful for gauging and comparing the subjective loudness of sounds to humans. The threshold of perception of the human ear is approximately 3 dB. A 5-dB change is considered to be clearly noticeable to the ear, and a 10-dB change is perceived as an approximate doubling (or halving) of the noise level (MPCA 1999). Table 3.9-1 presents a list of sounds encountered in daily life and their approximate levels in dB.

Table 3.9-1. Perceived Change in Decibel Level

Noise Level (dBA)	Description	Typical Sources
140	Threshold of pain	--
125	Uncomfortably loud	Automobile assembly line
120	Uncomfortably loud	Jet aircraft
100	Very loud	Diesel truck
80	Moderately loud	Motor bus
60	Moderate	Low conversation
40	Quiet	Quiet room
20	Very quiet	Leaves rustling

Source: Liu and Lipták, 1997

dBA = A-weighted sound level in decibels

Ambient or background noise is a combination of various sources heard simultaneously. Calculating noise levels for combinations of sounds does not involve simple addition, but instead uses a logarithmic scale (HUD 1985). As a result, the addition of two noises, such as a garbage truck (100 dBA) and a lawn mower (95 dBA) would result in a cumulative sound level of 101.2 dBA, not 195 dBA.

Noise levels decrease (attenuate) with distance from the source. The decrease in sound level from any single noise source normally follows the “inverse square law.” That is, the sound level change is inversely proportional to the square of the distance from the sound source. A generally accepted rule is that the sound level from a stationary source would drop approximately 6 dB each time the distance from the sound source is doubled. Sound level from a moving “line” source (e.g., a train or vehicle) would drop 3 dB each time the distance from the source is doubled (USDOT 2012).

Barriers, both manmade (e.g., sound walls) and natural (e.g., forested areas, hills, etc.) may reduce noise levels, as may other natural factors, such as temperature and climate. Standard buildings typically provide approximately 15 dB of noise reduction between exterior and interior noise levels (USEPA 1978). Noise generated by stationary and mobile sources has the potential to impact sensitive noise receptors, such as residences, hospitals, schools and churches. Persistent and escalating sources of sound are often considered annoyances and can interfere with normal activities, such as sleeping or conversation, such that these sounds could disrupt or diminish quality of life.

3.9.1.2 Existing Noise Environment

Table 3.9-2 presents the nearest sensitive receptors to the three Proposed Action site alternatives.

Table 3.9-2. Nearby Sensitive Receptors

Receptor Type	Receptor	Direction from Alternative	Distance (feet)
Alternative 1 – Temple Terrace			
Residence	Residential Area	Northeast	50
Residence	Residential Area	West	65
Commercial	Temple Terrace Business and Storage Park	North	125
Church	Center Pointe Community Church	Northeast	150
Church	Riverside Baptist Church	Northwest	350

Church	Temple Terrace Church of Christ	West	1,250
Residence	Residential Area	West	1,250
Alternative 2 – Bearss Avenue			
Church	The Church in Tampa	East	50
Residence	Residential Area	East	50
School	De Armon Creative Art School	Northwest	675
Church	Iglesia Adventista Hispana	Northwest	1,150
Alternative 3 – U.S. Highway 301			
Commercial	Business/Office Buildings	50	South
Hotel	Roadway Inn	50	South
Commercial	Businesses	150	North
Residence	Residential Area	250	West
Church	Sri Ayyappa Society of Tampa, Inc.	450	East
Commercial	Businesses	450	East

Source: Google Earth 2020

dBA = A-weighted sound level in decibels

Alternative 1 – Temple Terrace

The proposed Alternative 1 site is located near the intersection of Temple Terrace Highway and Davis Road (see Figure 2-1). Residential areas are located to the west, northwest, and northeast of the site. Commercial areas are located to the north and to the east of the site. Several churches are located nearby to the north and west. Industrial areas and undeveloped land are located to the south. Ambient (background) noise levels primarily occur from roadway traffic, nearby businesses, and residences. Table 3.9-2 provides further details about the nearby sensitive receptors.

The existing noise level in a particular area is generally based on its proximity to nearby major roadways or railroads or on population density. The roadways near Alternative 1 (Temple Terrace Highway, Davis Road, and Harney Road) are not considered “major roadways” for noise emissions (classified according to size and frequency of use by medium and heavy trucks). Therefore, ambient noise levels were estimated based on the population density for the City of Tampa in Hillsborough County using the methodology described in the U.S. Department of Transportation’s Transit Noise and Vibration Impact Assessment (USDOT 2018). Considering the population density of the City of Tampa, the existing ambient equivalent continuous sound levels (L_{eq}) are approximately 50 and 40 dBA during daytime and nighttime periods, respectively. Existing L_{dn} levels at Alternative 1 are approximately 50 dBA (USDOT 2018).

Alternative 2 – Bearss Avenue

The proposed Alternative 2 site is located near the intersection of Bearss Avenue and N 12th Street (see Figure 2-2). The site is currently utilized for recreational purposes and includes a paintball facility, golf driving range, and a boat repair facility. Commercial areas are located to the west. Residential areas and a church are located to the east. Burrell Lake is located to the north. Undeveloped land is located to the south. A rail line is located to the west on adjacent property. Ambient (background) noise levels primarily

occur from the rail line, roadway traffic, nearby businesses, and residences. Table 3.9-2 provides further details about the nearby sensitive receptors.

The frequency of train passes contributes to the existing noise levels at nearby sensitive receptors. An existing CSX Transportation, Inc. Class I rail line is located beyond the western boundary of the property on adjacent property. The presence of the rail line plays a role to the ambient noise environment, and a specific consideration for when siting VA facilities in proximity to rail lines as the frequency of train passes contributes to the existing noise levels at nearby sensitive receptors, including the proposed Mental Health Clinic. Ambient noise levels change depending on the distance from a noise-sensitive receptor to the rail line. For instance, noise-sensitive receptors that are located between 10 and 30 feet from a railroad line typically experience an L_{dn} of 75 dBA when a train passes. Receptors between 30 and 240 feet from a rail line can hear L_{dn} levels between 70 and 60 dBA. Receptors located 500 feet or more from a rail line typically hear noise levels of 50 dBA or less when a train passes (USDOT 2012). Since the project area for Alternative 2 is adjacent to the rail line, the estimated existing ambient L_{dn} levels in the proposed project area are approximately 70 dBA during train passes (USDOT 2012).

Alternative 3 – U.S. Highway 301

The proposed Alternative 3 site is located near the intersection of U.S. Highway 301 and East Sligh Avenue (see Figure 2-3). Various commercial uses are located to the north, east, and south of the site. Residential areas are located to the west. The Tampa Executive Airport is approximately 1,700 feet to the east. Ambient (background) noise levels primarily occur from roadway traffic, the nearby airport, businesses, and residences. Table 3.9-2 provides further details about the nearby sensitive receptors.

The roadways near Alternative 3 (U.S. Highway 301 and E Sligh Avenue) are not considered “major roadways” for noise emissions (classified according to size and frequency of use by medium and heavy trucks). Therefore, ambient noise levels were estimated based on the population density for the City of Tampa in Hillsborough County using the methodology described in the U.S. Department of Transportation’s Transit Noise and Vibration Impact Assessment (USDOT 2018). Considering the population density of the City of Tampa, the existing ambient equivalent continuous sound levels (L_{eq}) are approximately 50 and 40 dBA during daytime and nighttime periods, respectively. Existing L_{dn} levels at Alternative 3 are approximately 50 dBA (USDOT 2018).

3.9.1.3 Noise Regulations

The Noise Control Act of 1972 (42 USC 4901) directs federal agencies to comply with applicable federal, state, interstate and local noise control regulations. The primary responsibility of addressing noise pollution has shifted to state and local governments. In 1974, the USEPA published its document entitled *Information on Levels of Environmental Noise Requisite to Protect Public Health and Welfare with an Adequate Margin on Safety*, which evaluated the effects of environmental noise with respect to health and safety (USEPA 1974). The document provides information for state and local agencies to use in developing their ambient noise standards. As set forth in the publication, the USEPA provided information suggesting that an $L_{eq(24)}$ of 70 dB is the level above which environmental noise could cause hearing loss if heard consistently over several years. An L_{dn} of 55 dB outdoors and 45 dB indoors is the threshold above which noise could cause interference or annoyance (USEPA 1974).

The Tampa Code of Ordinances Chapter 14, Article III Noise regulates noise in the City of Tampa, where all three alternatives are located. The Tampa Noise Ordinance specifies noise limits for certain historic districts but does not specify noise limits for properties outside of those areas. Section 5-301.2.2 of the Noise Ordinance states that generation of noise by construction activity on private property, other than between the hours of: (1) 7:00 a.m. and 6:00 p.m. Monday through Friday; (2) 8:00 a.m. and 6:00 p.m. on Saturday; or (3) 10:00 a.m. and 6:00 p.m. on Sunday is prohibited if such construction activity is within 1,500 feet of any building or portion thereof which is actually occupied and used either as a single-family or multi-family residence (City of Tampa 2020).

3.9.2 Environmental Consequences

To evaluate impacts from noise, GSA considered the potential for noise levels to change as a result of the Proposed Action and No Action Alternatives. Considerations of the potential for changes in noise include new mobile and stationary sources from activities associated with construction and operation of the new Mental Health Clinic.

3.9.2.1 No Action Alternative

Under the No Action Alternative, GSA would not construct the proposed new Mental Health Clinic. No changes would be made to the existing sites, and the existing noise environment would remain unchanged.

3.9.2.2 Proposed Action

The below discussion provides a summary of potential construction and operational impacts from noise that would occur as a result of the Proposed Action but are not unique to any of the Proposed Action site alternatives. Table 3.9-3 presents a comparison of each alternative's potential impacts from noise during construction.

Table 3.9-3. Comparison of Alternatives – Noise Construction Impacts

Level of Impact	Alternative 1 – Temple Terrace	Alternative 2 – Bearss Avenue	Alternative 3 – U.S. Highway 301
Exceeds Applicable Noise Regulations	No	No	No
Distance to Closest Noise-Sensitive Receptor (feet)	50	50	50
Existing Noise Environment	Existing noise from roadways (Temple Terrace Highway and Davis Road) and nearby commercial and residential properties.	Existing noise from the rail line and roadways (Bearss Avenue and N 12 th Street) on adjacent property.	Existing noise from roadways (U.S. Highway 301 and East Sligh Avenue) and nearby commercial and residential properties.
Variance Among Alternative	The closest nearby sensitive receptors (residential properties at 50 feet and commercial and church property within 150 feet) would experience moderate noise levels due to the proximity to the construction area but the existing noise levels at the site are lower than Alternative 2 since there is no rail line.	The closest nearby sensitive receptors (church and residential property at 50 feet and a school at 675 feet) would experience moderate noise levels due to proximity to the construction area in addition to the existing noise from the rail line.	The closest nearby sensitive receptors (commercial properties at 50 feet and residential areas at 250 feet) would experience similar noise levels as Alternatives 1 and 2 but the existing noise levels at the site are lower than Alternative 2 since there is no rail line.
Overall Impact	Temporary, moderate impacts during construction.	Temporary, moderate direct impacts during construction.	Temporary, moderate impacts during construction.

Construction

Construction would take approximately 18 months and involve site preparation, excavation for foundations and utility tie-ins, hauling of debris and materials, and construction of the new Mental Health Clinic building. The specific types of construction equipment and methods are not yet known, although are anticipated to be typical of standard building construction activities. Table 3.9-4 presents typical

construction equipment and the corresponding noise levels. Table 3.9-5 presents the typical noise levels during construction.

The maximum average noise levels generated during construction would typically range from 78 to 89 dBA at a distance of 50 feet (see Table 3.9-4). Depending on the phase of construction, construction equipment could be operated concurrently. As a result, the analysis conservatively estimates noise levels at nearby receptors using the combined noise levels of several pieces of construction equipment (USDOT 2012).

Although construction would be temporary, potential noise impacts would be minimized to the extent possible by standard noise control measures, such as project scheduling, noise barriers, and using noise controls on equipment (e.g., mufflers). Activities would be consistent with normal construction activities and would be conducted during normal business hours. All construction activities would comply with the applicable noise regulations.

Table 3.9-4. Estimated Construction Noise from Construction Activities

Equipment	Typical Noise Level at 50 feet (dBA)	Typical Noise Level at 500 feet (dBA)	Typical Noise Level at 1,000 feet (dBA)	Typical Noise Level at 1,500 feet (dBA)
Front Loader	80	60	54	50
Backhoe, excavator	80	60	54	50
Roller	85	65	59	55
Grader	85	65	59	55
Tractors, dozer	85	65	59	55
Truck	84	64	58	54
Pavers	85	65	59	55

Source: Lamancusa 2009; USDOT 2018
dBA = A-weighted decibel

Table 3.9-5. Noise Levels Associated with Outdoor Construction

Construction Phase	dBA L _{eq} at 50 feet from Source
Ground Clearing	84
Excavation, Grading	89
Foundations	78
Structural	85
Finishing	89

Source: USEPA 1974; Bolt et al. 1971
dBA = A-weighted decibels; L_{eq} = Equivalent Sound Level

Operations

Negligible, long-term noise impacts would be expected during operation of the new Mental Health Clinic under the Proposed Action. Since all three alternative sites would offer the same services in a similar size building, the operational noise emissions would be similar for all three alternatives. Therefore, operational noise emissions are assumed to be the same across the alternatives.

Due to the nature of the activities associated with the Mental Health Clinic, no new stationary sources of continuous noise are expected. The Mental Health Clinic would be quiet medical facility with operational noise from HVAC systems typical of other comparably sized commercial buildings and grounds

maintenance noise (such as lawn mowing or leaf blowers). Proposed operational activities at the new Mental Health Clinic would also include vehicle traffic to and from the site. The vehicle traffic would not produce excessive noise, is consistent with the existing noise environment of the three Proposed Action site alternatives, and would not produce a significant adverse noise impact on surrounding land uses.

3.9.2.3 *Alternative 1*

Construction

Moderate, short-term adverse noise impacts would be expected during construction at the Alternative 1 site. Refer to Section 3.9.2.2 for information about construction activities including the typical construction equipment and potential noise levels. As discussed in Section 3.9.2.2, noise estimates conservatively assume concurrent operation of several pieces of construction equipment. Since the closest receptors to Alternative 1 are residences, commercial properties, and a church (see Table 3.9-2), the noise estimates include the approximately 15 dBA noise reduction for standard buildings with windows and doors shut (USEPA 1978). As a result, the estimated combined noise levels at the commercial properties located approximately 50 feet to the northeast would reduce from 90 dBA to 75 dBA. The Center Pointe Community Church would experience noise levels of approximately 80 dBA at 150 feet but would be further reduce to 65 dBA at indoor locations.

As discussed in Section 3.9.1.2, the nearby receptors to the Alternative 1 site already experience noise from the existing roadway traffic, nearby businesses, and residences. All construction activities would comply with the City of Tampa's noise ordinance (see Section 3.9.1.3).

Operations

Negligible, long-term noise impacts would be expected during operation of the new Mental Health Clinic at the Alternative 1 site. Refer to Section 3.9.2.2 for additional details about operational noise.

3.9.2.4 *Alternative 2*

Construction

Moderate, short-term adverse noise impacts would be expected during construction at the Alternative 2 site. Refer to Section 3.9.2.2 for information about construction activities including the typical construction equipment and potential noise levels.

The closest sensitive receptors to the Alternative 2 site would be the Church in Tampa and residential properties that are approximately 50 feet to the east. The anticipated combined noise levels at 50 feet would be approximately 90 dBA but would reduce to 75 dBA due to the standard noise reduction for standard buildings. The next closest receptor is the De Armon Creative Art School at approximately 675 feet to the northwest which could experience noise levels of approximately 62 dBA but would be further reduce to 47 dBA at indoor locations. All construction activities would comply with the City of Tampa's noise ordinance (see Section 3.9.1.3).

Operations

Negligible, long-term noise impacts would be expected during operation of the new Mental Health Clinic at the Alternative 2 site. Refer to Section 3.9.2.2 for additional details about operational noise. As mentioned, Section 3.9.1.2, an existing rail line is located on the western boundary of the site. The design of the proposed Mental Health Clinic would maintain a 500-foot setback from the rail line to mitigate noise effects from rail operations.

3.9.2.5 *Alternative 3*

Construction

Moderate, short-term adverse noise impacts would be expected during construction at the Alternative 3 site. Refer to Section 3.9.2.2 for information about construction activities including the typical construction equipment and potential noise levels.

The closest sensitive receptor to the Alternative 3 construction site would be the commercial properties (office buildings and hotel) approximately 50 feet to the south. The anticipated combined noise levels at 50 feet would be approximately 90 dBA but would reduce to 75 dBA due to the standard noise reduction for standard buildings. The closest residential area is approximately 250 feet to the west. The residences would experience noise levels of approximately 67 dBA at 250 feet but would be further reduce to 61 dBA at indoor locations. All construction activities would comply with the City of Tampa's noise ordinance (see Section 3.9.1.3).

Operations

Negligible, long-term noise impacts would be expected during operation of the new Mental Health Clinic at the Alternative 3 site. Refer to Section 3.9.2.2 for additional details about operational noise.

3.9.3 Measures to Avoid, Minimize and Mitigate Impacts

Noise impacts would be minimized to the extent possible through various measures, including:

- Implementation of noise control measures, such as project scheduling, noise barriers, and using noise controls on equipment (e.g., mufflers).
- Conducting construction activities during normal business hours as specified in the applicable development permit.
- All construction activities would comply with the City of Tampa's noise ordinances.
- The design of the proposed Mental Health Clinic at the Bearss Avenue site would maintain a 500-foot setback from the rail line to mitigate noise effects from rail operations.

3.10 ENVIRONMENTAL JUSTICE

EO 12898, *Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations*, requires that federal agencies consider as a part of their action any disproportionately high and adverse human health or environmental effects to minority and low-income populations. Agencies are required to ensure that these potential effects are identified and addressed. The USEPA defines environmental justice as “the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies.” The goal of “fair treatment” is not to shift risks among populations, but to identify potential disproportionately high adverse impacts on minority and low-income communities and identify alternatives to mitigate any adverse impacts.

3.10.1 Affected Environment

The analysis of minority and low-income populations focuses on U.S. Census Bureau data for geographic units (i.e., census tracts and block groups) that represent, as closely as possible, the potentially affected areas. A census tract is a geographic area for which the U.S. Census Bureau provides consistent sample data and is comprised of smaller census block groups. Census tracts generally contain a population between 1,200 and 8,000 people. A census block group is the smallest geographic area for which the U.S. Census Bureau provides consistent sample data, and generally contains a population between 600 and 3,000 individuals. Census data for minority populations are available at the block group level; however, data for incomes below the poverty level are currently available only for census tracts and larger areas.

The average minority population percentage of Hillsborough County is approximately 50 percent, therefore a meaningfully greater minority population percentage relative to the general population of the county would be greater than 61 percent (U.S. Census Bureau 2020a). Figure 3.10-1 displays the block groups within 1-mile of each Site Alternative.

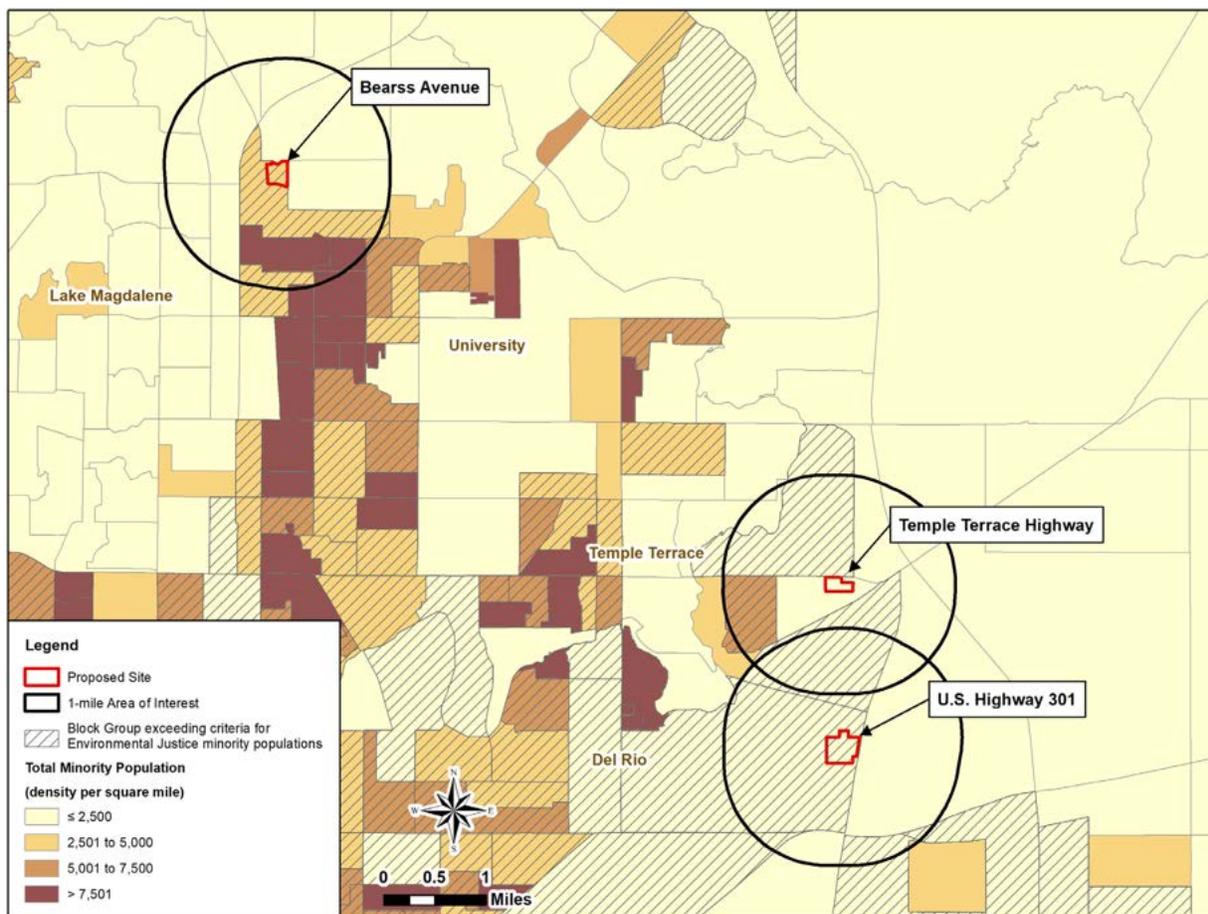


Figure 3.10-1. Minority Populations

Of the 11 block groups identified within 1 mile of the Temple Terrace site, 3 block groups exceed the meaningfully greater minority criterion. Of the 17 block groups identified within 1 mile of the Bears Avenue site 7 block groups exceed the meaningfully greater minority criterion. The Bears Avenue site is located in one of the block groups which exceed the meaningfully greater criterion (Block Group 2, Census Tract 110.03). Of the 7 block groups identified within 1 mile of the U.S. 301 Highway site 4 block groups have minority populations which exceed the meaningfully greater criterion. The U.S. Highway 301 site is located in one of the block groups which exceed the meaningfully greater criterion (Block Group 3, Census Tract 104.02) (U.S. Census Bureau 2020a).

Low-income populations were evaluated using the absolute 50 percent and the relative 120 percent or greater criteria for potentially affected census tracts within the ROI. If a census tract's percentage of low-income individuals met the 50 percent criterion or was more than 120 percent of the total low-income population within Hillsborough County (i.e., 18.2 percent), then the area was identified as having a low-income population (U.S. Census Bureau 2020b). Figure 3.10-2 displays the block groups within 1-mile of each Site Alternative.

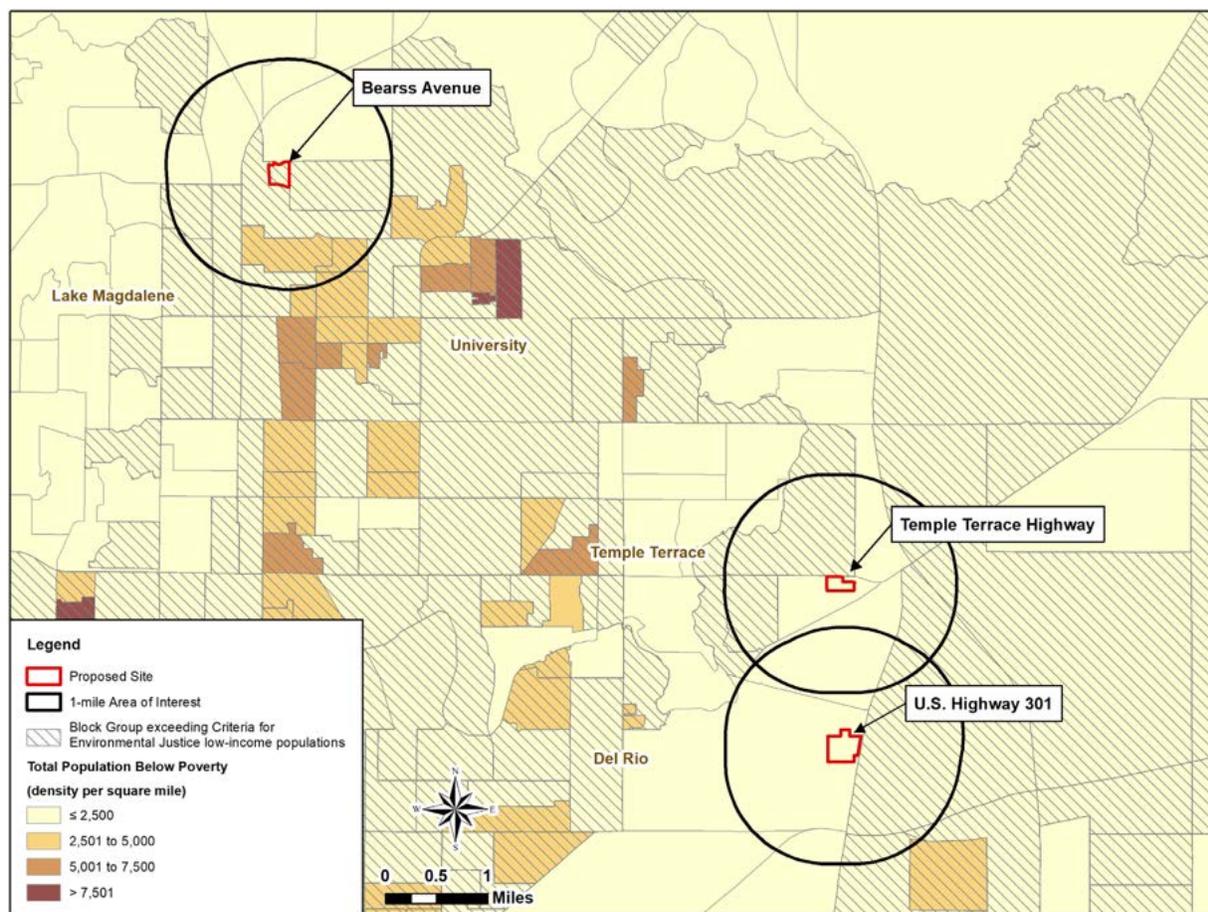


Figure 3.10-2. Low Income Populations

Of the 11 block groups identified within 1 mile of the Temple Terrace site, 6 block groups exceed the low-income meaningfully greater criterion. Of the 17 block groups identified within 1 mile of the Bearss Avenue site 12 block groups exceed the low-income meaningfully greater minority criterion. The Bearss Avenue site is located in one block group (Block Group 2, Census Tract 110.03) which exceeds the meaningfully greater minority criteria. Of the 10 block groups identified within 1 mile of the U.S. Highway 301 site 5 block groups have low-income populations which exceed the meaningfully greater criterion (U.S. Census Bureau 2020b).

The USEPA EJSCREEN model serves as a screening-level tool to identify areas that may have a higher susceptibility to environmental justice impacts because of their demographic composition and existing exposure to environmental contaminants (e.g., air or water pollution) or proximity to facilities that may emit such contaminants or generate hazardous waste, and associated health risk. According to the model, populations within 1 mile of the Temple Terrace Highway site alternative are within the lowest state percentiles of the three site alternatives, including the 72nd percentile for exposure to PM 2.5 and the 92nd percentile for exposure to wastewater discharge. Populations within 1 mile of the Bearss Avenue site alternative include within the 80th percentile for PM 2.5. Populations within 1 mile of the U.S. Highway 301 site alternative are within the highest percentiles of the three site alternatives (74th percentile for PM 2.5 and 99th percentile for wastewater discharge).

3.10.2 Environmental Consequences

3.10.2.1 No Action Alternative

Under the No Action Alternative construction of the Mental Health Clinic would not occur at any of the Site Alternatives, therefore no adverse impacts to environmental justice populations would be expected.

3.10.2.2 Proposed Action

Although each of the Proposed Action site alternatives are located in an area with low-income and/or minority environment justice populations, the Proposed Action would have minor impacts on the general population nearby. Construction impacts, such as air quality, traffic, and noise, on nearby residential lands would be avoided and mitigated through use of best management practices (refer to Section 3.6.3, 3.7.3 and 3.8.3, respectively), therefore minimizing any adverse effects to environmental justice populations within 1-mile of the proposed Site Alternatives. The potential for impacts to environmental justice populations near the U.S. Highway 301 site may be slightly higher compared to the other alternative sites given existing air and water pollution levels near the site and associated health risks, as indicated by the EJSCREEN model. Beneficial impacts could occur from the temporary increase of jobs during construction.

Operation of the proposed Mental Health Clinic could have minor adverse traffic impacts at the Temple Terrace and U.S. Highway 301 sites and moderate adverse traffic impacts at the Bearss Avenue site during weekday peak traffic times. These impacts, however, would not be disproportionately high or adverse to environmental justice populations nearby. Beneficial impacts could occur from the increase of approximately 261 new employees for operations of the new Mental Health Clinic.

Therefore, construction and operations of the Proposed Action at any of the three site alternatives would not cause disproportionately high and adverse human health or environmental effects to minority and low-income populations.

3.10.3 Measures to Avoid, Minimize and Mitigate Impacts

No additional measures beyond those identified in the other resource sections in this analysis would be required.

3.11 SITE CONTAMINATION

3.11.1 Affected Environment

GSA preformed a Phase 1 environmental site assessment for each of the three site alternatives pursuant to the guidelines (E 1527-13) of the American Society for Testing and Materials (ASTM) and the USEPA's "Standards and Practices for All Appropriate Inquiries" (40 CFR Part 312) (see Appendix B, Environmental Site Investigation). The following summarizes existing conditions observed and the Phase 1 findings regarding contamination potential:

- **Temple Terrace Site Alternative 1:** The site assessment did not identify any visible contamination. Past agricultural use, however, could have caused the accumulation of residual pesticide compounds, specifically arsenic in the soil and potentially in the groundwater. In addition, the former AMC Industries facility (wood furniture manufacturer), located adjacent to the north of the site, was previously (in 2010) cited in violation of multiple hazardous waste rules, including improper storage of waste drums on open ground, unlabeled drums, leaking drums, and disposal of spray booth filters with spray gun effluent into the garbage dumpster. Due to the length of tenure and proximity of this facility, the potential could exist for migration of any contamination onto the Temple Terrace site. Finally, two drycleaner facilities and one gas station, which are located potentially upgradient of the site with respect to groundwater could also pose a risk to contaminant migration onto the proposed site.
- **Bearss Avenue Site Alternative 2:** Visual inspection during the site assessment noted the boat repair facility had areas of stained soil and pavement, dumping areas, unlabeled drums, a sink that appeared to discharge to the ground, a 5,000-gallon aboveground storage tank, improperly abandoned temporary well points, the presence of a septic system, and apparent storage and use of petroleum and hazardous materials at the site. These are all indicators of potential soil and groundwater contamination from poor site management; contaminants could include compounds such as polycyclic aromatic hydrocarbons, total petroleum hydrocarbons, and volatile organic compounds. Current and historical use of the site also could cause the accumulation of residual pesticide compounds into the soil and groundwater. Herbicides such as Monosodium methyl arsenate or disodium methyl arsenate was commonly applied at the Bearss Avenue site to maintain golf turf. The site was also historically used for agriculture. The adjoining railroad to the west of the site could pose another possible subsurface impact from creosote (petroleum/aromatic hydrocarbon compounds) and arsenic-based herbicides which can occur within railroad right-of-way and migrate offsite.
- **U.S. Highway 301 Site Alternative 3:** The site assessment did not identify any visible contamination. Historical aerial photographs and topographic maps at the U.S. Highway 301 site indicates the past presence at least one small structure, possibly a residence, which presents the possibility that underground storage tanks (USTs) used for heating oil or a septic tank system used for wastewater disposal may have been or still are currently present onsite.

3.11.2 Environmental Consequences

3.11.2.1 No Action Alternative

Under the No Action Alternative construction of the Mental Health Clinic would not occur at any of the Site Alternatives, therefore no impacts to potential existing site contamination.

3.11.2.2 Proposed Action

Table 3.11-1 summarizes the potential for site contamination based on the Phase environmental site investigations. The potential for contaminated soils and groundwater exists on both the Temple Terrace and Bearss Avenue sites as described in Section 3.11.1. The U.S. Highway 301 site did not have any indication of contamination from past use or visual inspection, however, potential exists for occurrence of USTs as described in Section 3.11.1.

Table 3.11-1. Comparison of Alternatives – Site Contamination

Findings	Alternative 1 – Temple Terrace	Alternative 2 – Bearss Avenue	Alternative 3 – U.S. Highway 301
Visual Contamination	None observed	Minor staining	None observed
Soils	Potential for pesticides and petroleum compounds	Potential for pesticides and petroleum compounds	None identified
Groundwater	Potential for pesticides and petroleum compounds	Potential for pesticides and petroleum compounds	None identified
UST Potential	None identified	None identified	Potential exists
Overall Impact	Minor	Minor	Negligible

Construction

Ground disturbing activities such as grading and excavation during construction has the potential to disrupt contaminated soils and groundwater, if present. Overall minor impacts to site contamination from construction would be minor with the appropriate identification and management measures. The potential for contamination (Bearss Avenue and Temple Terrace sites) and the potential for USTs (U.S. Highway 301 site) would require a Phase II investigation to determine if any contamination is present onsite or the presence for USTs. In accordance with Chapter 62-780, Florida Administrative Code, Risk Management Options, exposure risk to contaminated soils could be minimized by using engineering controls such as cover material (minimum of 2 feet of soil). Any contaminated soil excavated during regular construction operations could be buried elsewhere onsite under a 2 foot soil cover, or would need to be shipped offsite to a regulated facility as hazardous waste. If groundwater contamination is present at the site, any dewatering during construction would require onsite treatment and a permit for discharge or would be sent offsite for treatment/disposal. Long-term remediation required by the land owner would depend on the nature and extent of contamination. Any USTs found onsite would be reported to FDEP upon discovery. The responsible party would then be required to conduct an investigation of the UST(s) and perform proper closure procedures in accordance with Chapter 62-761, F.A.C.

Operations

Operations of the proposed Mental Health Clinic would not be anticipated to affect site contamination.

3.11.3 Measures to Avoid, Minimize and Mitigate Impacts

Due to historical uses at all three sites and potential for contamination at the Temple Terrace and Bearss Avenue sites due to adjacent and nearby uses, a Phase II investigation would be conducted by the developer to determine if any contamination is present onsite. The Phase II investigation at the Temple Terrace and Bearss Avenue sites would include soil and potentially groundwater sampling. The Phase II investigation

at the U.S. Highway 301 site would include a geophysical survey to inspect for the presence of past or present USTs onsite.

Additionally, if a Phase II investigation identifies soil contamination, use of engineering controls in accordance with Chapter 62-780, Florida Administrative Code, Risk Management Options would be required. This includes placement of cover material (minimum of 2 feet of soil) over contaminated locations or removal of excavated contaminated soils offsite to a regulated facility as hazardous waste.

Any USTs found onsite would be reported to FDEP upon discovery. The responsible party (e.g., site developer) would then be required to conduct an investigation of the UST(s) and perform proper closure procedures in accordance with Chapter 62-761, F.A.C. If during investigation/closure activities contamination is discovered, the responsible party would be required to submit Discharge Report Form 62-761.900(1) to the County within 24 hours or before close of business the next day. Subsequently, the responsible party would proceed to Site Rehabilitation under Ch. 62-780, F.A.C., which would likely include additional soil and groundwater sampling.

3.12 CUMULATIVE EFFECTS

As defined by CEQ, cumulative effects are those that “result from the incremental impact of the Proposed Action when added to other past, present, and reasonably foreseeable future actions, without regard to the agency (federal or non-federal) or individual who undertakes such other actions” (40 CFR 1508.7). Cumulative effects analysis captures the effects that result from the Proposed Action in combination with the effects of other actions taken during the duration of the Proposed Action at the same time and place. Cumulative effects may be accrued over time and/or in conjunction with other pre-existing effects from other activities in the area (40 CFR 1508.25); therefore, pre-existing impacts and multiple smaller impacts should also be considered. Overall, assessing cumulative effects involves defining the scope of the other actions and their interrelationship with the Proposed Action to determine if they overlap in space and time.

The NEPA and CEQ regulations require the analysis of cumulative environmental effects of a Proposed Action on resources that may often manifest only at the cumulative level. Cumulative effects can result from individually minor, but collectively significant actions taking place at the same time, over time. As noted above, cumulative effects are most likely to arise when a Proposed Action is related to other actions that could occur in the same location and at a similar time.

GSA identified the following reasonably foreseeable projects within the Tampa metropolitan area of Hillsborough County and in proximity to the Proposed Action Alternative Sites which may result in incremental adverse cumulative effects:

Uptown District

The Uptown District, defined as a 25,000-acre area bounded by Busch Boulevard to the south, Bearss Avenue to the north, and interstates 75 and 275 to the east and west, would develop a research village within the city of Tampa, Temple Terrace, and unincorporated Hillsborough County (Calugar 2020). One specific structure planned within this large area is a new building at the University of South Florida’s Research Park. The new facility “will bring together researchers, patent officers, entrepreneurs, investors and companies to enhance the commercialization of technology and nurture innovation throughout the Tampa Bay area” (Danielson 2020). The 120,000-square-foot building will be three stories tall and located at the northeast corner of the intersection of Spectrum Boulevard and Fowler Avenue at the entrance to the University of South Florida. The anticipated opening of the proposed building is in the fall of 2021 (Danielson 2020).

Development in Tampa Metropolitan Area

Eight planned projects have been identified as having the potential to reshape the City of Tampa and the surrounding metropolitan area (Calugar 2020). One of these projects, the Uptown District, was discussed above; this project was summarized separately due to its proximity to the considered alternative sites analyzed in this EA. The remaining projects listed as follows are located farther away from the considered alternative sites. However, due to the scale of these proposed projects, impacts may contribute to the overall effects anticipated under the Proposed Action.

- Westshore Marina District – Planned for the west coast of Tampa across the US-92 bridge from St. Petersburg, this development would encompass 52 acres and include 1,750 residential units, shops, offices, 2 miles of waterfront parks, and a 150-slip marina. The district includes Marina Point, consisting of three 16-story condominium buildings; the first of these is planned to open in 2022.
- Midtown Tampa – Located at the intersection of Interstate 275 and Dale Mabry Highway, this development is planned to connect Westshore and downtown Tampa. Once complete, Midtown Tampa will have 1.8 million square feet of retail, residential, hospitality, entertainment, and office space.
- Water Street Tampa – This project is “known as the largest downtown real estate development underway in the U.S.” The neighborhood will encompass 56 acres and connect Tampa’s central

business district with the waterfront. When complete (anticipated to be in 2027), the district will encompass 9 million square feet and include two hotels, 3,500 residential units, 1 million square feet of cultural and retail space, 2.6 million square feet of office space, and 13 acres of public space.

- Streetcar Extension – A 2.7-mile extension of the existing streetcar system will connect downtown Tampa and Water Street Tampa to the Ybor City historic district. The existing system has been used mostly by tourists; the goal of the extension is to better serve residents, workers, and students.
- Howard Frankland Bridge – The replacement of the existing Howard Frankland Bridge will consist of four non-tolled general-use lanes, two tolled express lanes in both the northbound and southbound paths, and a 12-foot walking path. It is anticipated that this bridge replacement will create “a completely different flow of traffic into the city.”
- Tampa International Airport – Reduced travel resulting from the coronavirus pandemic has allowed eight projects at the airport to proceed ahead. Projects included widening the main entrance and exit roads, modernizing the restrooms, and adding new express lanes.

3.12.1 No Action Alternative

Implementation of the No Action Alternative would result in no increased potential for adverse cumulative impacts. Construction of the Proposed Action would not occur, and existing conditions at each of the three considered site alternatives would remain unchanged over existing baseline conditions. As such, the No Action Alternative would not contribute to cumulative effects within the City of Tampa or Hillsborough County.

3.12.2 Proposed Action

Table 3.12-1 summarizes the level of potential effects due to the Proposed Action, along with an assessment for potential cumulative incremental impacts from reasonably foreseeable regional projects previously identified at the beginning of this section. For those resources anticipated to have none to negligible impacts due to the Proposed Action, no cumulative adverse effects are anticipated as the Proposed Action would not generate a measurable impact to incrementally add to resource impacts from other regional projects.

Table 3.12-1. Cumulative Effect Analysis by Resource

Resource	Summary of Impact by Proposed Action Alternative			Cumulative Effect
	Alternative 1	Alternative 2	Alternative 3	
Land Use (including Planning and Zoning)	Minor	Minor	Minor	Minor. Proposed Action would cause minor impacts to existing land uses through site development, however, it would comply with local zoning. Adherence to comprehensive plans would minimize the potential for cumulative impacts from other regional development.
Geology & Soils	Minor	Minor	Minor	Minor. Proposed Action would cause permanent loss of soils from development, similar to other proposed regional development. Use of BMPs typical of construction projects to protect soil resources and to account for sinkholes would minimize impacts.
Water Resources (including groundwater, surface water,	Minor	Minor	Moderate	Moderate. Proposed Action would cause an increase of impervious surface and potential for stormwater runoff; overall effects would be reduced through appropriate permitting and stormwater management. The regional rapid rate of

Resource	Summary of Impact by Proposed Action Alternative			Cumulative Effect
	Alternative 1	Alternative 2	Alternative 3	
wetlands, and floodplains)				growth could cause incremental increases of increased stormwater runoff and sedimentation into receiving waterbodies, potentially resulting in moderate adverse effects to stormwater and water quality.
Biological Resources	Minor	Minor	Moderate	Moderate. Proposed Action would cause minor to moderate impacts from loss of habitat. The regional rapid rate of growth could cause incremental increases of decline in regional habitat from development resulting in moderate adverse effects to biological resources.
Cultural Resources	Negligible	Negligible	Negligible	None. Proposed Action would not impact cultural resources.
Air Quality	Minor	Minor	Minor	Minor. Minor increases in local traffic associated with surrounding development and regional rapid rate of growth could cause incremental increases of traffic on roadways and associated air emissions. Sustainable building practices, including energy-efficient buildings would help reduce the level of cumulative effects to air quality.
Transportation and Parking	Minor	Moderate	Minor	Moderate. Minor increases in local traffic associated with surrounding development and regional rapid rate of growth could cause incremental increases of traffic on roadways.
Noise	Moderate (construction) Negligible (Operations)	Moderate (construction) Negligible (Operations)	Moderate (construction) Negligible (Operations)	Minor. Increase of noise due to the Proposed Action would be primarily due to construction. Effects could be enhanced if construction of other projects were occurring at the same time, however, adherence to local ordinances and use of BMPs would reduce overall impacts.
Utilities and Infrastructure	Negligible	Negligible	Negligible	None. Proposed Action would have negligible impacts.
Materials and Wastes	Negligible	Negligible	Negligible	None. Proposed Action would have negligible impacts.
Socioeconomics	Beneficial	Beneficial	Beneficial	Beneficial. Proposed Action along with other regional development would cause an increase in jobs and economic growth.
Environmental Justice	Minor	Minor	Minor	Minor. The Proposed Action would not have disproportionately high and adverse impacts to environmental justice populations, and therefore, would not incrementally add to any potential disproportionately high and adverse impacts from other regional projects.

Resource	Summary of Impact by Proposed Action			Cumulative Effect
	Alternative			
	Alternative 1	Alternative 2	Alternative 3	
Health and Safety	Negligible	Negligible	Negligible	None. Proposed Action would have negligible impacts.

3.12.3 Irreversible and Irretrievable Commitment of Resources

NEPA CEQ regulations require environmental analyses to identify "...any irreversible and irretrievable commitments of resources that would be involved in the proposal should it be implemented" (40 CFR 1502.16). Irreversible and irretrievable resource commitments are related to the use of nonrenewable resources and the resulting effects on future generations. Irreversible effects primarily result from the use or destruction of a specific resource (e.g., energy, minerals) that cannot be replaced within a reasonable timeframe. Irretrievable resource commitments involve the loss in value of an affected resource that cannot be restored as a result of the action (e.g., extinction of a threatened or endangered species or the disturbance of a cultural site).

The Proposed Action would have irreversible impacts on the land from the development of the site and establishment of the Mental Health Clinic facility and parking areas. This type of development would preclude the land from uses such as agriculture and grazing. The use of energy, labor, materials, and funds from development of the chosen site would also represent an irretrievable commitment. Irretrievable impacts would result from the use of fuel and other nonrenewable resources for construction and operations. No irreversible or irretrievable commitment of protected natural or cultural resources is expected to result from the Proposed Action. Implementation of standard operating procedures and the measures identified in this EA would reduce the potential for the irreversible or irretrievable loss of natural resources as a result of the Proposed Action. No measures would be required for cultural resources as the CRAS did not identify any listed or potentially eligible resources with the APE of any of the sites.

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APPENDIX A
AGENCY COORDINATION

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A.1 Scoping

GSA sent initial scoping letters to the following agencies and Native American Tribes:

Federal

- U.S. Army Corps of Engineers (USACE), Jacksonville Regulatory Division
- USEPA, Region 4 NEPA Program Office
- USFWS, North Florida Ecological Office¹

State

- Florida Department of State, Division of Historical Resources
- Florida Department of Environmental Protection, State Clearinghouse
- Florida Fish and Wildlife Conservation Commission
- Southwest Florida Water Management District

Local

- Hillsborough County Center for Development Services
- Hillsborough County Environmental Protection Commission
- Hillsborough County Administrator
- Hillsborough County Planning Commission
- Hillsborough County Commissioner's Office, Districts 3 and 5
- City of Tampa Mayor

Native American Tribes

- Miccosukee Tribe of Indians
- Muscogee (Creek) Nation
- Seminole Nation of Oklahoma
- Seminole Tribe of Florida

¹Note: The letter containing the U.S. Fish and Wildlife Service IPAC species list is located in the Biological Resource Assessment Report (Appendix C of this EA).

Sample Scoping Letter



GSA, Southeast Sunbelt Region

November 12, 2020

Mr. Dale Deter
Deputy Chief
USACE Regulatory Division
1701 San Marco Blvd.
Jacksonville, FL 32207

SUBJECT: Intergovernmental and Interagency Coordination of Environmental Planning (NEPA Scoping Letter): New Mental Health Clinic for the Department of Veterans Affairs (VA) in Tampa, Florida

Dear Mr. Deter,

Please be advised that the General Services Administration (GSA) will be preparing an Environmental Assessment (EA) to analyze the potential impacts from a proposed land lease within the Tampa, Florida area to accommodate construction and operation of a new Mental Health Clinic for the Department of Veterans Affairs (VA). The new facility would consist of approximately 158,000 net usable square feet and 800 parking spaces and include appropriate stormwater management features. The existing mental health services for Veterans in the Tampa area are split among 3 facilities, located at 10770 North 46th Street, 14517 Bruce B. Downs Boulevard, and 4700 North Habana Street, totaling approximately 49,766 rentable square feet (RSF). These facilities were originally established to provide consultation, evaluation, and treatment for a variety of issues impacting emotional well-being to Veterans who reside in the Tampa region.

The proposed project would replace the existing mental health facilities with a new right-sized, consolidated, state-of-the-art, energy-efficient facility with enlarged and consolidated mental health care, and also improve overall Veteran satisfaction in the Tampa area.

The EA will consider three sites for land lease, construction, and operation of a new VA Mental Health Clinic (see Exhibit 1 for a general overview). These sites are described as follows and are shown on Exhibits 2 through 4 on the attached enclosures:

- **Alternative 1 (Temple Terrace)**– This Alternative consists of a 20-acre wooded site near the intersection of Temple Terrace Highway and David Road. Residential areas are located to the west of the site and to the northeast. Commercial areas are located to the north and to the east of the site. Industrial areas and undeveloped land are located to the south.
- **Alternative 2 (Bearss Road)** – This Alternative consists of a 28-acre site near the intersection of Bearss Avenue and N 12th Street. The site is currently utilized for recreational purposes and includes a paintball facility, golf driving range, and a boat repair facility. Commercial areas are located to the west. Residential areas located to the east. Burrell Lake is located to the north. Undeveloped land is located to the south.



GSA, Southeast Sunbelt Region

- **Alternative 3 (U.S. Highway 301)** – This Alternative consists of a 51.6-acre wooded site near the intersection of US Highway 301 and East Sligh Avenue. Various commercial uses are located to the north, east, and south of the site. Residential areas are located to the west.

As part of the site alternative analysis, GSA is conducting ecological surveys to include wetland and habitat for species of concern, Phase I cultural resource surveys, and Phase I Environmental Site Assessments regarding potential for site contamination. Findings of these studies will be incorporated into the EA document.

The “no action” alternative is included and analyzed to provide a baseline for comparison with impacts from the project and also to satisfy federal requirements for analyzing “no action” under the National Environmental Policy Act (NEPA) (40 Code of Federal Regulations [CFR] 1502.14(d)). The “no action” alternative assumes that the existing VA Mental Health Clinic would remain in place and no new site would be utilized.

Interested parties are invited to identify the issues, within their statutory responsibilities, regarding the scope of the EA. Comments must be received by November 27, 2020 and emailed to Gregory King, GSA Project Manager, at gregory.king@gsa.gov.

Thank you for your participation in the Environmental Review Process.

Sincerely,

GREGORY KING Digitally signed by GREGORY KING
Date: 2020.11.09 14:59:24 -05'00'
Greg King
Project Manager
GSA Public Buildings Service Region 4
Leasing Division | Project
77 Forsyth Street SW
Atlanta, GA 30303

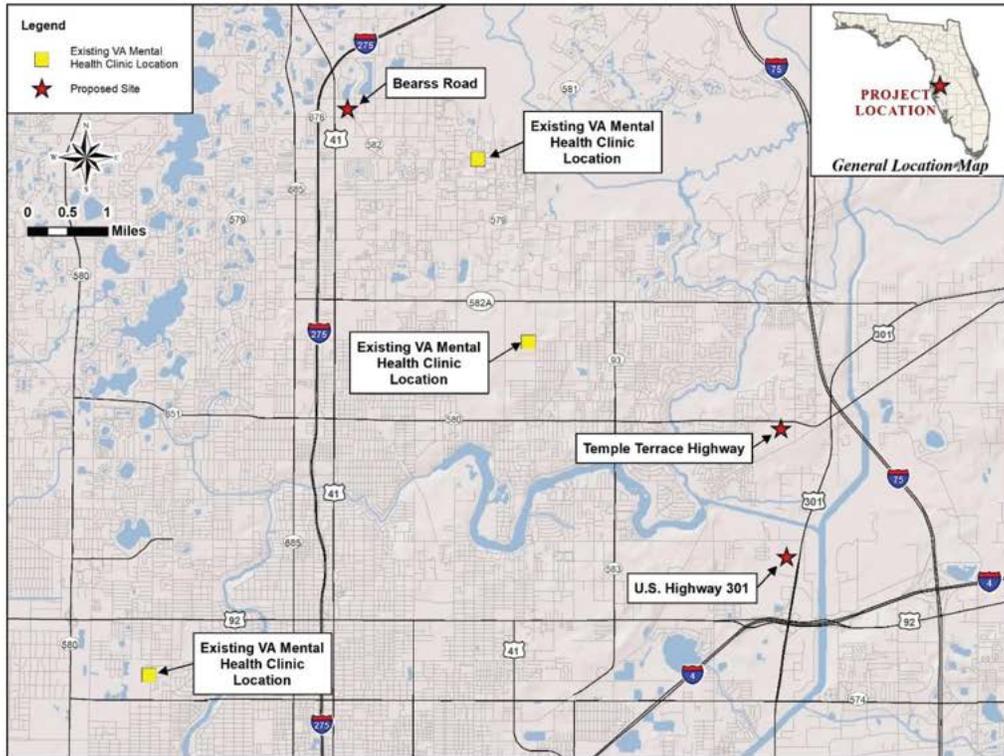
Enclosures:

Exhibit 1 – Site Location Overview
Exhibit 2 – Temple Terrace Site (Alternative 1)
Exhibit 3 – Bearss Road Site (Alternative 2)
Exhibit 4 – U.S. Highway 301 Site (Alternative 3)



GSA, Southeast Sunbelt Region

Exhibit 1 – Site Location Overview





GSA, Southeast Sunbelt Region

Exhibit 2 – Temple Terrace Site (Alternative 1)





GSA, Southeast Sunbelt Region

Exhibit 4 – U.S. Highway 301 Site (Alternative 3)



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APPENDIX B
PHASE 1 ENVIRONMENTAL SITE INVESTIGATION

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This Appendix contains the Phase 1 Environmental Site Assessments for the Temple Terrace (Alternative 1), Bearss Avenue (Alternative 2), and U.S. Highway 301 (Alternative 3) sites.

Information from these reports includes the Executive Summary, main body of the report and the following appendices: Appendix A (Figures) and Appendix G (Photographs). Appendices not provided but considered in the main summary of findings and in the EA Administrative Record are: Appendix B (City Directory Search Report), Appendix C (Sanborn Fire Insurance Maps), Appendix D (Historical Topographic Maps), Appendix E (Historical Aerial Photographs), Appendix F (Current Property Deed and Environmental Lien Search Report), Appendix H (Radius Map Report) and Appendix I (Qualifications of Preparer).

REPORT



DRAFT

Phase I Environmental Site Assessment (ESA)

for

Temple Terrace Highway and Davis Road

Tampa, Hillsborough County, Florida

December 2020



Prepared for:

U.S. General Services Administration, Region 4
Public Building Service
Southeast Sunbelt Region
Atlanta, Georgia

Prepared by:

Potomac-Hudson Engineering, Inc.
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Tel 301.907.9078 Fax 301.907.3446
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DRAFT PHASE I ENVIRONMENTAL SITE ASSESSMENT (ESA)

FOR

TEMPLE TERRACE HIGHWAY AND DAVIS ROAD

**CITY OF TAMPA
HILLSBOROUGH COUNTY, FLORIDA**

"I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in § 312.10 of 40 CFR Part 312 Subpart B."

"I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312."

A handwritten signature in black ink that reads "Christopher Rua". The signature is written in a cursive, flowing style.

Christopher Rua, CHMM
Project Manager
Potomac-Hudson Engineering, Inc.

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EXECUTIVE SUMMARY

Potomac-Hudson Engineering, Inc. (PHE) conducted a Phase I Environmental Site Assessment (ESA) pursuant to the guidelines (E 1527-13) of the American Society for Testing and Materials (ASTM) and the United States Environmental Protection Agency's (EPA) "*Standards and Practices for All Appropriate Inquiries*" (40 *Code of Federal Regulations* [CFR] Part 312). The Phase I ESA includes interviews with key personnel, review of historical documents, maps and aerial photographs, and a site inspection. The purpose of the Phase I ESA is to identify Recognized Environmental Conditions (RECs), including both controlled and historical RECs, at the site resulting from past and present usage or condition of the property. This Phase I ESA provides an update of a previous Phase I ESA performed for this property by Terracon Consultants, Inc. (Terracon) in May 2020.

The site, owned by Citrus Assets LLC, is located on Temple Terrace Highway, just west of Davis Road, in Tampa, Hillsborough County, Florida. According to the Hillsborough County Property Appraiser's office, the Folio Numbers include 038204-0000 and the northern portions of 038205-0000 and 038181-0000 for a total of 20 acres. The site currently exists as undeveloped, densely wooded land. The property contained several areas with significant amounts of trash/litter and other debris, although no hazardous materials were identified. Evidence of homeless dwelling onsite was also observed. A drainage ditch extends from north to south along the western site boundary.

According to the historical documents reviewed, the site was undeveloped land in 1938 but was used for agricultural purposes by 1943. The site was predominantly cultivated as a citrus grove from at least 1957 until the late 1970s or early 1980s. The land appeared to then go fallow and become overgrown and has remained as such to the present day. The potential accumulation of agrichemicals (pesticides and herbicides), particularly arsenic, attributed to previous on-site routine grove maintenance represents a Recognized Environmental Condition (REC) to the site.

The surrounding properties were predominantly undeveloped land which were then utilized as citrus groves through at least the 1970s. By the early 1980s, some of the surrounding properties were redeveloped as commercial properties.

Just north of the site across Temple Terrace Highway is the former AMC Industries property, located at 8408 Temple Terrace Highway. The following information was presented in the previous Phase I ESA, based upon a review of files maintained by the Florida Department of Environmental Protection (FDEP) performed by Terracon:

"[T]he facility was a manufacturer of custom wood furnishings for commercial restaurants and based on a review of historical city directories, was present at this location from at least 1999. This facility was inspected by the Florida Department of Environmental Protection (FDEP) in July 2010 and found to be in violation of multiple hazardous waste rules, including improper storage of waste drums on open ground, unlabeled drums, leaking drums, disposal of spray booth filters with spray gun effluent into the garbage dumpster. No filings relative to emergency response requirements had been made, and waste was documented as being stored on the property for more than 180 days. The facility was required to remove all waste drums and paid a penalty for violation of the hazardous

waste rules. No documentation was identified in the FDEP file that indicated an assessment had been performed at the property to evaluate impacts to soil or groundwater.”

Due to the potential threat to groundwater presented by the site and its close proximity to the subject property, this facility is identified as a REC at the site.

Based upon the information gathered pursuant to the preparation of this report, the following RECs have been identified for the subject property:

- Potential accumulation of agrichemicals, particularly arsenic, attributed to previous on-site agricultural activities from the 1940s through at least the mid-1970s represents a REC to the site.
- The former AMC Industries facility, located adjacent to the north of the site, was inspected by the FDEP in July 2010 and found to be in violation of multiple hazardous waste rules, including improper storage of waste drums on open ground, unlabeled drums, leaking drums, and disposal of spray booth filters with spray gun effluent into the garbage dumpster. No documentation was identified in the FDEP file that indicated an assessment had been performed at the property to evaluate impacts to soil or groundwater. Based on the length of tenure and proximity of this facility, the former AMC Industries facility is considered a REC for the site.
- Additional nearby sites of potential concern, including two drycleaner facilities and one gas station, which are located potentially upgradient of the site with respect to groundwater flow, are also considered to be a REC for the site.

Based upon the information gathered pursuant to the preparation of this report, the following data failure/data gap has been identified for the subject property:

- Not all responses from regulatory agencies regarding inquiries into the subject property have been received. **This data gap is considered to be of moderate significance.**
- Sanborn Fire Insurance Maps do not exist for the subject property or immediate surrounding areas. **This data gap is considered to be of minor significance.**

1.0 INTRODUCTION

1.1 PURPOSE AND SCOPE

Potomac-Hudson Engineering, Inc. (PHE) conducted a Phase I Environmental Site Assessment (ESA) pursuant to the guidelines (E 1527-13) of the American Society for Testing and Materials (ASTM) and the United States Environmental Protection Agency's (EPA) "*Standards and Practices for All Appropriate Inquiries*" (40 Code of Federal Regulations [CFR] Part 312), commonly referred to as All Appropriate Inquiry (AAI), for the property located at the southwest corner of Temple Terrace Highway and Davis Road in Tampa, Hillsborough County, Florida. This Phase I ESA provides an update of a previous Phase I ESA performed for this property by Terracon Consultants, Inc. (Terracon) in May 2020.

The purpose of an AAI due diligence report is to identify conditions "indicative of releases and threatened releases of hazardous substances, pollutants, contaminants, petroleum and petroleum products, and controlled substances (as defined in 21 United States Code [U.S.C.] 802) on, at, in, or to the subject property." The scope of the definition is intended to include those releases which have occurred on-site, as well as those which have occurred off-site that may migrate onto the subject property.

The purpose of an ASTM Phase I ESA, while similar in scope and nature to an AAI due diligence report, is to determine the existence of "Recognized Environmental Conditions" (RECs) at the subject property. The following is a description of REC as defined in ASTM E 1527-13:

"Recognized Environmental Condition" is defined as "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions."

The ASTM E 1527-13 document also discusses two specific subsets of RECs, namely Controlled RECs and Historical RECs. Per ASTM:

"Controlled Recognized Environmental Condition" is defined as "a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls)."

"Historical Recognized Environmental Condition" is defined as "a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls."

1.2 LIMITATIONS AND EXCEPTIONS OF THE ESA

This Phase I ESA was conducted with the following limitations and exceptions, some of which were established to define the scope of work and focus the assessment:

- Although a limited search for environmental liens and activity use limitations (AULs) for the site was performed by Environmental Data Resources, Inc. (EDR), an exhaustive search for these items was not conducted nor intended as part of this Phase I ESA.

It should be noted that all statements, findings, and conclusions contained in this Phase I ESA are based upon: (i) site conditions at the time of the reconnaissance and inspection of the property; (ii) review of written or illustrated historical documents as available; and (iii) information reported to PHE by others. While there are no indications that the information provided is suspect, PHE does not assume responsibility for errors and omissions in the information assembled to produce this Phase I ESA.

No environmental site assessment can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs in connection with a property, and this practice recognizes reasonable limits of time and cost.

This report has been prepared solely for the benefit of General Services Administration (GSA) (the “User” of this report as defined by ASTM E 1527-13) and may not be relied upon by any other party (except for any designated lending institution) without the written authorization of PHE. PHE assumes no responsibility or liability for third-party use of this Phase I ESA.

2.0 SITE DESCRIPTION

2.1 LOCATION AND GENERAL CHARACTERISTICS

The site, owned by Citrus Assets LLC, is located on Temple Terrace Highway, just west of Davis Road, in Tampa, Hillsborough County, Florida. According to the Hillsborough County Property Appraiser's office, the Folio Numbers include 038204-0000 and the northern portions of 038205-0000 and 038181-0000 for a total of 20 acres. The site is undeveloped, heavily wooded land.

According to the historical documents reviewed, the site was undeveloped land in 1938 but was used for agricultural purposes by 1943. The site was predominantly cultivated as a citrus grove from at least 1957 until the late 1970s or early 1980s. The land appeared to then go fallow and become overgrown and has remained as such to the present day. The potential accumulation of agrichemicals (pesticides and herbicides), particularly arsenic, attributed to previous on-site routine grove maintenance represents a Recognized Environmental Condition (REC) to the site.

The location of the site is depicted on the most current 7.5-minute series United States Geologic Survey (USGS) Topographic Map (2012) as shown in **Figure 1**. A recent (2017) aerial photograph for the site is provided as **Figure 2**. A copy of a tax parcel map provided by the Hillsborough County Property Appraiser's Office is attached as **Figure 3**. Figures 1 through 3 are provided in **Appendix A** of this report.

2.2 PHYSICAL SETTING

2.2.1 TOPOGRAPHY AND HYDROLOGY

The site is located on the Thonotosassa, FL USGS 7.5-minute series Quadrangle (2012), depicted at an approximate scale of 1: 24,000 (1 inch = 2,000 feet) as shown in Figure 1 in **Appendix A**. The map provides a regional overview of the topography in the vicinity of the subject property. Additional site-specific topographic information was found in the Radius Map Report for the site provided by EDR as presented in **Appendix H**. According to the Radius Map Report, the center of the subject property is at an elevation of approximately 43 feet above mean sea level (msl). The topography of the site is generally flat but with a slight downward gradient towards the southwest.

No portions of the site lie within the 100-year or 500-year floodplains as mapped by the Federal Emergency Management Agency (FEMA). Likewise, no wetland areas as mapped by the National Wetland Inventory or the Florida Department of Environmental protection (FDEP) are located onsite.

2.2.2 SOILS

Based on a review of the available soil information provided in the EDR Radius Report (**Appendix H**), the two soil types at the site are Candler fine sand, 0-5 percent slopes and Tavares-Millhopper Complex, 0-5 percent slopes. The Candler fine sand covers the eastern 66 percent of the site, while the Tavares-Millhopper Complex encompasses the western 34 percent. The soils range from moderately well-drained to excessively drained.

2.3 HISTORICAL PROPERTY USE

The historical uses of the site were determined through a review of historical aerial photographs, historical topographic maps, and a chain-of-title search, as well as an interview with the current property owner. City Directory information for the site was also utilized to the extent possible, as well as information obtained from a variety of other sources. The results of these searches are discussed below.

2.3.1 CITY DIRECTORY REVIEW

City directories are public reference materials that contain information concerning property ownership, usage, and other details (e.g., telephone number, the owner's occupation, etc.). They are similar to a telephone directory but typically contain greater amounts of information. They are usually produced annually or semi-annually and are arranged by business or resident name, type of business, and/or street address. These can be valuable resources in determining the prior use or ownership of a property.

City directory listings were not available for the site and the majority of the adjoining properties, which represents a data gap. Based on the undeveloped nature of the site (since at least 1938), this is not considered significant.

Nearby property uses of potential concern include the following:

- 8408 Temple Terrace Highway – American Systems Garage (1986); AMC Industries (1999-2009);
- 8602 Temple Terrace Highway – Various automotive service facilities and other industrial operations from 1986 through 2017; and
- 8757 and 8777 Temple Terrace Highway – Potential drycleaners (1999).

A copy of the City Directory Abstract provided by EDR is included in **Appendix B**.

2.3.2 HISTORICAL MAP REVIEW

2.3.2.1 Sanborn Maps

As stated earlier, EDR conducted a search for Sanborn Fire Insurance Maps which covered the subject property; however, no such maps exist for the subject property or immediately surrounding area.

A copy of the Sanborn Map Report indicating *No Coverage* for the site is included in **Appendix C**.

2.3.2.2 Topographic Maps

Historical and current topographic maps for the site were provided by EDR for the years 1943, 1944, 1974, 1987, 1995, and 2012 (Thonotosassa; 7.5-minute series). A copy of the current (2012) topographic map is provided as Figure 1 in **Appendix A**; copies of all topographic maps are provided in **Appendix D**.

Limited information about the subject property can be obtained from the historical topographic maps due to the small size of the site and the limited level of detail included in a typical topographic map.

The site is depicted as predominantly agricultural land in the 1943 and 1944 topographic maps, with a narrow strip of wooded or otherwise vegetated land along the northwest portion of property. Temple Terrace Highway is labeled and depicted as dual highway, while Davis Road is depicted as an unimproved road. A second unnamed unimproved road appears to form the western boundary of the site. A railroad line is depicted to the far south of the site.

In 1974, the site is completely depicted as agricultural. Two small structures (presumed residences) are depicted adjacent to the northeast of the site. Across Temple Terrace Highway to the north, several long, narrow buildings have been constructed as well as a church. Overall development in the region has noticeably increased.

No site-specific changes are visible in the 1987 topographic map. Overall development has increased in the region and the railroad tracks to the south have been replaced with Harney Road.

The site is no longer depicted as agricultural in the 1995 topographic map. A significant increase in development has occurred in nearly every direction in the vicinity of the site.

On the 2012 topographic map, the site is depicted as completely wooded, similar to present-day conditions.

2.3.3 AERIAL PHOTOGRAPH REVIEW

Copies of historical black-and-white aerial photographs for the site were provided by EDR for the years 1938, 1950, 1957, 1965, 1969, 1973, 1975, 1984, 1987, and 1991 (all at scale: 1 inch = 500 feet); color aerial photographs for the site were also provided by EDR for the years 1995, 1999, 2007, 2010, 2013, and 2017 (all at scale: 1 inch = 500 feet). Copies of all aerial photographs provided by EDR are included in **Appendix E**.

In the 1938 and 1950 aerial photographs, the property appears to be an undeveloped parcel consisting of a potential agricultural field, with a narrow, wooded portion in the northwestern corner of the property. Nearly the entire surrounding area visible in the aerial photographs consists of farm fields and orchards.

In the 1957 aerial photograph, the site has become largely an orchard across the former farm field area. The wooded area observed in the 1938 and 1950 aerial photographs has also been converted to agricultural usage but appears to be a different crop.

Between 1965 and 1973, there are minimal visible changes to the subject property and surrounding properties.

The 1975 aerial photograph shows the development of commercial/industrial buildings directly north of the subject property. Minimal changes to the subject property are visible.

The 1984 aerial photograph appears to show the subject property becoming fallow and overgrown, no longer used for agricultural purposes. Minimal changes to the surrounding properties are visible.

Minimal changes are visible at the subject property in aerial photographs taken between 1987 and 2017. The 1991 aerial photograph shows the development of a commercial/industrial building directly to the east of the subject property, which is shown in all future aerial photographs.

2.3.4 OWNERSHIP AND OPERATIONAL HISTORY

A copy of the current property deed was provided by EDR. The current site owner Citrus Assets LLC acquired the site through a Trustee Deed dated June 6, 2007 from trustees of the Doris C. Harvey Marital Deduction Trust.

2.3.5 REGULATORY AGENCY FILE REVIEW

Earlier this year, Freedom of Information Act (FOIA) requests were sent by Terracon to various regulatory agencies at the local, state, and federal levels in order to obtain additional information concerning the subject property. PHE subsequently supplemented these requests by contacting additional applicable agencies.

The agencies contacted, and responses received, are provided below:

Florida Department of Environmental Protection (FDEP)

No records were located associated with the site. However, Terracon previously performed a detailed records search of FDEP's online documents management systems (OCULUS and NEXUS). Regulatory file information including inspections, notices of violation, and technical reports identified for a nearby property (AMC Industries). This is discussed further in **Section 5.2**.

Environmental Protection Commission (EPC) of Hillsborough County

PHE submitted an electronic information request to the Hillsborough County EPC Office on December 22, 2020. No response has been received at the time of delivery of this report, which is considered a data gap.

Hillsborough County Accela Citizen Portal

A search of the Hillsborough County Citizen Portal did not identify building permits associated with the site.

U.S. Environmental Protection Agency, Region 4

To supplement the Terracon FOIA requests, PHE submitted an electronic information request to the EPA, Region 4 Office on December 22, 2020. No response has been received at the time of delivery of this report, which is considered a data gap.

Additional Agencies

In addition to the above, EDR was also retained to search for building department records at the following agencies:

- City of Temple Terrace, Community Development Building Permits Department
- Hillsborough County, Development Services, Building & Construction,
- City of Tampa, Construction Services

No records pertaining to the subject property were identified at these offices.

2.3.6 ENVIRONMENTAL LIENS

EDR was retained to obtain a copy of the current property deed and identify any environmental liens or AULs at the subject property as per AAI requirements.

No environmental liens or AULs were identified by EDR for the site (please refer to **Section 4.1** for additional information and limitations regarding this search).

Copies of both the Environmental Lien Report and the current property deed are provided in **Appendix F**.

2.3.7 USER-PROVIDED INFORMATION

PHE was provided with the following items from the User of this report:

- Phase I Environmental Site Assessment, prepared by Terracon Consultants, Inc., dated June 3, 2020.
- Culture Resource Desktop Guide of the Tampa VA Clinic – Harnet Road Tract Hillsborough County, Florida, dated April 2020.
- Federal Emergency Management Agency (FEMA) *Flood Zone Map*.
- Tax Parcel Map and Legal Description, May 26, 2020.

Any pertinent information provided in the above documents has been incorporated into this Phase I ESA report, where applicable and appropriate.

3.0 SITE RECONNAISSANCE

3.1 SITE VISIT

PHE personnel inspected the subject property on November 9, 2020. The weather at the time of the site visit was partly cloudy and humid with a temperature around 80 degrees Fahrenheit.

The site, owned by Citrus Assets LLC, is located on Temple Terrace Highway, just west of Davis Road, in Tampa, Hillsborough County, Florida. According to the Hillsborough County Property Appraiser's office, the Folio Numbers include 038204-0000 and the northern portions of 038205-0000 and 038181-0000 for a total of 20 acres. The site currently exists as undeveloped, densely wooded land. The property contained several areas with significant amounts of trash/litter and other debris, although no hazardous materials were identified. Evidence of homeless dwelling onsite was also observed. A drainage ditch extends from north to south along the western site boundary.

Dense vegetation and the presence of homeless persons prevented a thorough inspection of the entire site, particularly the southeast and southwest portions.

Selected photographs of the site taken during the site inspection are included in **Appendix G**.

3.2 INTERVIEWS

In May 2020, Susan R. Kuzia of Terracon interviewed Ms. Barbara Ryals, Manager/owner of Citrus Assets, LLC. The following was excerpted from the Terracon Phase I ESA:

“Ms. Ryals stated that she has been associated with the site her entire life. Her parents were the previous owners and utilized the site as a citrus grove. Ms. Ryals was unaware of any environmental concerns for the property or surrounding area. Ms. Ryals indicated that she was not aware of any pending, threatened or past environmental litigation, proceedings or notices of possible violations of environmental laws or liability or potential environmental concerns in connection with the site, other than code enforcement issues with dumped trash.”

Due to the recent nature of the interviews conducted, it is the opinion of the Environmental Professional that an updated interview of this person is not warranted.

4.0 USER RESPONSIBILITIES

As stated earlier, the designated “User” of this report is the U.S. GSA, the prospective purchaser of the property. Per ASTM guidelines, certain aspects of a Phase I ESA are designated as the “User’s Responsibility” and therefore are excluded from the scope of work conducted by the consultant (unless otherwise requested by the User). Items designated as User’s Responsibility include potentially confidential information (such as property purchase price); information that may be otherwise collected as part of a property transaction (e.g., chain-of-title documentation); or specific information for which the User may be privy to as part of his or her knowledge of the site or surrounding community. It is the User’s responsibility to convey any specific information or knowledge he or she may possess about the subject property pursuant to the items listed below to the Environmental Professional preparing this report.

Items defined as User’s Responsibility per ASTM E 1527-13 are described below.

4.1 ENVIRONMENTAL LIENS AND ACTIVITY USE LIMITATIONS

An exhaustive search for environmental liens or AULs (e.g., deed restriction) for the property was not conducted. Environmental liens and AULs are typically uncovered during routine property transaction processes, such as performing a review of the current property deed and compiling a chain-of-title.

Although not required by ASTM as indicated, PHE conducted a limited search for environmental liens on the property through EDR. EDR also provided PHE with a copy of the current property deed. Based on a cursory review, no environmental liens or AULs were identified for the property.

The Environmental Liens Search Report and current property deed are included in **Appendix F** of this report.

4.2 SPECIALIZED OR ACTUAL KNOWLEDGE OR EXPERIENCE

PHE assumes that all specialized and/or actual knowledge of the User regarding the subject property has been made known to PHE. The User bears responsibility to provide all commonly known or reasonably ascertainable information obtained by the User to PHE.

4.3 EVALUATION OF PURCHASE PRICE

The User is responsible for identifying the appropriate root cause if the subject property’s purchase price is significantly lower than fair market value of the property assuming the property was not contaminated. If the property is being offered at a significantly lower price than would normally be expected, the User should attempt to identify the reason(s) for the reduced prices.

Based upon his or her knowledge of the site in connection to the purchase prices and other factors, the User must consider the degree of obviousness of the presence or likely presence of releases or threatened releases at the property.

4.4 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION WITHIN THE COMMUNITY

The User must take into account any commonly known or reasonably ascertainable information within the local community about the property. If the User is aware of any commonly known or reasonably ascertainable information within the local community about the property that is material to recognized environmental conditions in connection with the property, the User should communicate such information to PHE.

5.0 REGULATORY DATABASE SEARCH

EDR was retained to perform a computerized search of various regulatory databases regarding the subject property and/or surrounding properties. The search radii for each database were based on the recommendations made in ASTM E 1527-13 as minimum search distances.

The records and associated search radii that were reviewed during the computerized database search are presented below. The search included federal, state, local, and Indian Tribal databases. **Table 5-1** provides a summary of the regulatory databases searched by EDR.

Table 5-1. Summary of Regulatory Databases Searched

Database	Description*	Radius (miles)
EPA NPL	Sites designated for Superfund cleanup	1.00
De-listed NPL	National Priority List deletions	1.00
Proposed NPL	Proposed National Priority List Sites	1.00
NPL Liens	Superfund liens by EPA	1.00
SEMS	Potential CERCLA sites reported to EPA and currently under review	0.50
FEDERAL FACILITY	NPL/BRAC sites in CERCLIS database involving FERRO	0.50
SEMS ARCHIVE	EPA No Further Remedial Action Planned Site	0.50
CORRACTS	Sites with completed or ongoing corrective actions under RCRA	1.00
EPA RCRA-TSDF	Facilities that treat, store, or dispose of hazardous materials	0.50
EPA RCRA-LQG	Sites that generate large quantities of hazardous materials	0.25
EPA RCRA-SQG	Sites that generate small quantities of hazardous materials	0.25
EPA RCRA-VSQG	Sites that generate very small quantities of hazardous materials	0.25
FL HW GEN	Florida state-level hazardous waste generators	0.25
US ENG CONTROLS	EPA sites with pathway elimination methods (caps, liners, etc.)	0.50
US INST CONTROLS	EPA sites with closed case(s) with restrictions	0.50
LUCIS	Land use control information, Navy base realignment & closure	0.50
EPA ERNS	Sites with previous hazardous waste spills	TP
SHWS	FL State-Funded Action Sites	1.00
SWF/LF	Solid Waste Facilities/Landfill Sites	0.50
FL HWS RE-EVAL	Inactive contaminated sites in NJ undergoing reevaluation	1.00
FL HIST HWS	Sites with ongoing remediation or engineering/institutional controls	TP
FL RGA HWS	Archived/inactive hazardous waste sites	TP
FL SWF/LF	Solid waste disposal/landfill sites	0.50
FL RGA LF	Archived/inactive landfills	TP
FL LUST	Sites with leaking USTs	0.50
FL HIST LUST	Closed or inactive sites with leaking USTs in NJ	0.50
FL RGA LUST	Archived/inactive leaking UST sites	TP
INDIAN LUST	Sites with leaking USTs on Indian land	0.50
UST	Sites with registered USTs	0.25
FF Tanks	A listing of federal facilities with storage tanks.	0.25

Table 5-1. Summary of Regulatory Databases Searched

Database	Description*	Radius (miles)
INDIAN UST	Sites with registered USTs on Indian land	0.25
FEMA UST	FEMA-owned USTs	0.25
TANKS	Listing of storage tank facilities in FL	0.25
HIST MAJOR FACILITIES	Former sites having large storage capacity of hazardous substances	0.50
FL ENG CONTROLS	FL sites with pathway elimination methods (caps, liners, etc.)	0.50
FL INST CONTROLS	FL sites with closed case(s) with restrictions	0.50
FLVCP	Sites/facilities enrolled in the Voluntary Cleanup Program	0.25
INDIAN VCP	Sites/facilities enrolled in a Voluntary Cleanup Program on Indian land	0.50
U.S. Brownfields	Suspected soil and/or groundwater contamination sites	0.50
FL Brownfields	FL suspected soil and/or groundwater contamination sites	0.50
Debris Region 9	Illegal dump site locations on Torres Martinez Indian Reservation	0.50
ODI	Open dumps inventory (non-compliance disposal facilities)	0.50
INDIAN ODI	Open dumps inventory (non-compliance disposal facilities) of sites on Indian land	0.50
SWRCY	Approved Class B recycling facilities	0.50
FL HIST LF	Solid waste facility directory (landfills)	0.50
CDL	Clandestine drug labs	TP
US CDL	National Clandestine Laboratory Register	TP
US HIST CDL	Former clandestine drug labs	TP
PFAS	PFOS and PFOA-contaminated sites	0.50
DWM CONTAM	Known sites with contamination but currently not actively being remediated due to funding	0.50
LIENS 2	CERCLA lien information	TP
HMIRS	Hazardous spill incidents reported to DOT	TP
FLSPILLS	Hazardous material incidents with land contamination as reported to FDEP	TP
FL SPILLS 90	Chemical, oil, or hazardous substance spills recorded after 1990	TP
FL SPILLS 80	Chemical, oil, or hazardous substance spills recorded before 1990	TP
FL Cleanup Sites	FDEP Cleanup Sites – Contamination Locator Map Listings	TP
DOT OPS	DOT pipeline safety incident and accident data	TP
DOD	Department of Defense sites	1.00
FUDS	Formerly Used Defense Sites	1.00
CONSENT	Legal settlements that establish responsibility and standards for cleanup of NPL sites	1.00
ROD	Record of decision files for NPL sites	1.00
UMTRA	Uranium Mill Tailings Sites	0.50
SITE INV SITES	Sites listed in the FDEP Site Investigation Section	0.50
US MINES	Mine Master Index File	0.25
MINES MRDS	Mineral Resources Data System	TP
Abandoned Mines	Abandoned mine sites	0.25

Table 5-1. Summary of Regulatory Databases Searched

Database	Description*	Radius (miles)
TRIS	Facilities that release toxic chemicals to air, water, or land in quantities reportable under SARA	TP
TSCA	Toxic chemical use or storage (includes PCBs and asbestos)	TP
FTTS	FIFRA (Federal Insecticide, Fungicide & Rodenticide Act)/ TSCA (Toxic Substances Control Act) Tracking System	TP
HIST FTTS	Complete case listing of FIFRA/TSCA	TP
FL Cattle Dipping Vats	Sites with cattle dipping vats	0.25
SSTS	Section 7 Tracking Systems	TP
ICIS	National enforcement and compliance program support	TP
PADS	PCB activity database of EPA	TP
MLTS	Sites which possess or use radioactive material	TP
RADINFO	Facilities regulated for radiation and radioactivity	TP
FINDS	Facility information and pointers from EPA	TP
RAATS	Enforcement actions under RCRA	TP
RMP	Sites required by EPA to implement Risk Management Plans	TP
UIC	Sites with underground injection control wells	TP
FL MANIFESTDEBD	Ethylene dibromide (EDB), a soil fumigant, that has been detected in drinking water wells	0.25
FL DRYCLEANERS	A listing of registered dry cleaners in FL	0.25
Tier 2	Sites having large storage capacity of hazardous substances	0.25
NPDES	National Pollutant Discharge Elimination System	TP
INDIAN RESERV	Sites that lie within the boundaries of Indian Reservations	1.00
SRCD DRYCLEANERS	State coalition of registered dry cleaners listing	0.50
Priority Cleaners	Priority Ranking List for dry-cleaning facilities	
Coal Gas	Former coal gas sites	1.00
COAL ASH EPA	EPA-listed sites with surface impoundments containing coal ash	0.50
COAL ASH DOE	Power plants that store coal ash in surface ponds	TP
NPDES	Wastewater Facility Regulation Database	TP
US Financial Assurance	Past and present hazardous waste TSDFs	TP
FL Financial Assurance	Financial assurance listings	TP
FUSRAP	DOE-identified sites with radioactive contamination	1.00
PRP	A listing of verified Potentially Responsible Parties	TP
US AIRS	EPA Air pollution point sources	TP
FL AIRS	FDEP Air pollution point sources	TP
Asbestos	Asbestos notification listing	TP
Lead Smelters	Former lead smelter site locations	TP
2020 Corrective Action	Sites expected to require RCRA corrective action	0.25
EPA Watch List	Sites with suspected or alleged regulatory violations	TP
PCB Transformer	Registration database for transformers containing PCBs	TP

Table 5-1. Summary of Regulatory Databases Searched

Database	Description*	Radius (miles)
EDR Manufactured Gas Plants	Former manufactured gas sites	1.00
EDR Hist Auto Stations	Listing of former gas stations assembled by EDR	0.125
EDR Historical Cleaners	Listing of former dry cleaners assembled by EDR	0.125
IHS Open Dumps	A listing of all open dumps located on Indian Land in the U.S.	0.50
Abandoned Mines	An inventory of land and water impacted by past mining activities	0.25
Docket HWC	Federal Agency Hazardous Waste Compliance Docket Facilities	TP
UXO	A listing of unexploded ordnance site locations	1.00
ECHO	Compliance and enforcement information for regulated facilities	TP
Fuels Program	EPA Fuels Program Registered Listings	0.25

* See Database Reference Guide in EDR report for complete definitions. TP – target property (subject property)

5.1 SUBJECT PROPERTY

The subject property was not identified by EDR Radius Report as being listed in any regulated databases.

5.2 SURROUNDING PROPERTIES

The EDR database search report identified five facilities or locations within, or close to, 1/8 mile of the subject property that were included in one or more regulatory databases:

- AMC Industries, 8408 Temple Terrace Highway.** The following summary was excerpted from the Terracon Phase I ESA: *“The north adjoining property is listed as a RCRA Non-Generator/No Longer Regulated (NonGen/NLR), Facility Index System/Facility Registry System (FINDS), and Enforcement & Compliance History Information (ECHO) facility, databases which are utilized as references to other permit lists, for a permit issued relative to the property as a RCRA generator. According to the file reviewed through the FDEP online document management systems, OCULUS, and NEXUS, the facility was a manufacturer of custom wood furnishings for commercial restaurants and based on a review of historical city directories, was present at this location from at least 1999. The facility was inspected by FDEP in July 2010 and found to be in violation of multiple hazardous waste rules, including improper storage of waste drums on open ground, unlabeled drums, leaking drums, disposal of spray booth filters with spray gun effluent into the garbage dumpster. No filings relative to emergency response requirements had been made, and waste was documented as being stored on the property for more than 180 days. The facility was required to remove all waste drums and paid a penalty for violation of the hazardous waste rules. No documentation was identified in the FDEP file that indicated an assessment had been performed at the property to determine impacts to soil or groundwater. Based on the length of tenure and proximity of this facility, the former north adjoining AMC Industries facility is considered a REC to the site.”* The Environmental Professional preparing this Phase I ESA concurs with this assessment.

- **7 Days Food Mart, 8620 Temple Terrace Road.** This facility, located directly across Temple Terrace Highway to the north of the subject property, is listed in the FDEP's Underground Storage Tank (UST) database. The facility contains a retail gas station and currently utilizes two, 6,000-gallon unleaded gasoline USTs that were installed in 1996. Prior to that time, the facility utilized three 10,000-gallon unleaded gasoline USTs that were installed in 1977 and subsequently removed in 1996. A review of FDEP OCULUS files revealed that a petroleum discharge was discovered at this location on June 29, 2010. Subsequently, at least four monitoring wells were installed at the site. As of 2013, benzene was still present in groundwater at the site in excess of FDEP action levels, and the site had moved into post-active remedial monitoring. No additional information was provided. Due to the confirmation of a historical release, and the location of this site relative to presumed groundwater flow direction, this facility represents a REC for the subject property.

This address is also listed in EDR's Historical Auto Stations database due to its operations as a gas station since at least 1977.

- **Temple Terrace Business & Storage Complex, 8602 Temple Terrace Highway.** Several facilities currently or formerly located in this business park were listed in one or more regulatory databases. This complex is located directly north of the subject property. Below is a summary of each facility, as excerpted from the Terracon Phase I ESA:
 - **Jet Breeze USA Inc.** *This facility was registered as a small quantity generator (SQG) of ignitable and (F003) waste in 1992. According to the 2010 FDEP Hazardous Waste Inspection Report, Jet Breeze USA Inc has been inactive since 2010.*
 - **Purification Technologies.** *This facility was registered as a Conditionally Exempt Small Quantity Generator (CESQG) facility in the 1990s. According to the FDEP file, the facility was a recycling business for industrial wastewaters and inadvertently was discharging this effluent to a septic system, identified during an FDEP Hazardous Waste inspection in March 1996. The business was under the impression that their facility was connected to the municipal sewer system. Sampling of the septic system identified no analytes above regulatory guidelines. The business moved from the property in 1997. Based on the results of the septic system sampling, this facility is not considered a REC.*
 - **Cecil S Starter & Generator Repair.** *This facility was identified in the EDR Historical Auto Station database due to city directory listings of automotive facilities from 1985 until 2014.*
 - **Tedesco Cars.** *The Tedesco facility is listed as a RCRA-VSQG, FINDS, and ECHO facility. According to EDR, the facility generates 100 kilograms or less of hazardous waste per month. There were no inspections identified and no releases or violations were included in the FDEP file. This facility is not considered a REC.*
- **Ronald Corces Property, 8702 N. Harney Road.** This is a former residence located approximately 460 feet south of the subject property that is listed in the FDEP's UST database. In 1991, one 2,500-gallon and one 1,000-gallon UST were removed from this

site. A copy of the registration form obtained from OCULUS lists the contents as “unknown.” This facility is presumably downgradient of the site with no reported discharge history; therefore, it is not considered to be a REC for the site.

- **Point Plaza Laundromat, Inc., 8711 and 8757 Temple Terrace Highway.** This laundromat facility was listed in the EDR HIST CLEANER (historical drycleaners) database due to city directory listings from 1993 through 2014. From 1993 until 1998, the facility was listed at 8711 Temple Terrace Highway. From 1999 until 2014, it was listed at 8757 Temple Terrace Highway which was the location of the facility during the site reconnaissance, approximately 400 feet east of the site. Due to the potential for chlorinated solvent to travel in groundwater, and the potential for vapor intrusion, this facility is considered a REC for the site.
- **Winn-Dixie #2423, 8775 Temple Terrace Highway.** This facility is located within the Point Plaza shopping center, located across Davis Road approximately 600 feet east of the site. It is listed in the RCRA very small quantity generator (VSQG) database, equivalent to a CESQG of hazardous waste. According to the EDR Report, this facility was registered as a generator of ignitable waste, corrosive waste, and mercury in 1987. No discharges or open violations were identified for the facility. Based on the information provided by EDR, this facility does not represent a REC for the site.
- **Nick of Time Cleaners, Inc. (formerly Tender Touch Cleaners), 8777 Temple Terrace Highway.** This facility, located approximately 600 feet southeast of the subject property also within the Point Plaza shopping center, is listed in a total of nine regulatory databases. According to information identified in the FDEP file, the facility submitted a Site Screening Report (SRR) in 1998 to fulfill the requirements of enrolling in the FDEP Drycleaning Solvent Cleanup Program (DCSCP). A soil sample collected from a soil boring installed adjoining the drycleaning equipment within the unit, reported a concentration of tetrachloroethene (or perchloroethylene [PCE or perc]) of 26 micrograms per kilogram ($\mu\text{g}/\text{kg}$). No additional assessment or remediation has been conducted since that time as funding for this facility has not been allocated to date. The facility is listed with a score of 59 and a rank of 224 out of 877 facilities still awaiting funding. Due to the potential for chlorinated solvent to travel in groundwater, and the potential for vapor intrusion, this facility is considered a REC for the site.

A copy of the Radius Map Report from EDR is included in **Appendix H**.

6.0 EVALUATION

On the basis of the foregoing interviews, site reconnaissance, records search, and the resulting information assembled, the following RECs and other potential concerns have been identified for the subject property. The findings and recommendations identified in this section are based upon the data gathered herein, subject to the data gaps identified in **Section 6.1**.

6.1 DATA GAPS

Data gaps are defined by ASTM as “a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information.” Data gaps may be considered significant if they have the potential to substantially affect the outcome of the findings and conclusions of the report. Other data gaps may be considered inconsequential based on a variety of factors, including the type or nature of the site, the availability of alternative sources of information, or the projected usefulness of the missing data. ASTM Phase I protocols require the Environmental Professional preparing the Phase I ESA report to identify data gaps and include a statement regarding the significance of any such gaps.

The following data gaps were identified with respect to this Phase I ESA for the subject property:

- Not all responses from regulatory agencies regarding inquiries into the subject property have been received. **This data gap is considered to be of moderate significance.**
- Sanborn Fire Insurance Maps do not exist for the subject property or immediate surrounding areas. **This data gap is considered to be of minor significance.**

6.2 FINDINGS AND CONCLUSIONS

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM E1527-13 for the property located at Temple Terrace Highway and Davis Road, Tampa, Hillsborough County, Florida, herein referred to as the “subject property” or “site”. Any exceptions to, or deletions from, this practice are described in **Sections 1.2** and **6.1** of this report.

6.2.1 RECOGNIZED ENVIRONMENTAL CONDITIONS (RECs)

This assessment has revealed no evidence of RECs in connection with the subject property except for the following:

- Potential accumulation of agrichemicals, particularly arsenic, attributed to previous on-site agricultural activities from the 1940s through at least the mid-1970s represents a REC to the site.
- The former north adjoining AMC Industries facility was inspected by the FDEP in July 2010 and found to be in violation of multiple hazardous waste rules, including improper storage of waste drums on open ground, unlabeled drums, leaking drums, disposal of spray booth filters with spray gun effluent into the garbage dumpster. No documentation was identified in the FDEP file that indicated an assessment had been performed at the property to evaluate impacts to soil or groundwater. Based on the length of tenure and proximity of

this facility, the former north adjoining AMC Industries facility is considered a REC for the site.

- Additional nearby sites of potential concern, including two drycleaner facilities and one gas station, which are located potentially upgradient of the site with respect to groundwater flow, are also considered to be a REC for the site.

6.2.2 CONTROLLED RECs

No controlled RECs were identified at the subject property.

6.2.3 HISTORICAL RECs

No historical RECs were identified at the subject property.

6.2.4 DE MINIMIS CONDITIONS

As indicated previously, large amounts of waste, including household trash, concrete rubble, wood debris, and tires were observed onsite, along with other evidence of trespassing. This type of surficial waste is considered *de minimis* from a Phase I ESA perspective and does not represent a REC; however, these materials will need to be properly characterized and disposed of prior to site development.

6.2.5 OUT-OF-SCOPE CONSIDERATIONS

During the preparation of this Phase I ESA, PHE obtained information regarding out-of-scope environmental or health and safety conditions with respect to the subject property. As a value-added service only, PHE has provided a brief summary of these items. Please note, however, that this list is not intended to be comprehensive or exhaustive.

Radon

Hillsborough County has been designated as Radon Zone 2 by the EPA. Sites within Radon Zone 2 have average indoor radon levels greater than 2.0, but less than 4.0, picoCuries/liter (pCi/L). The designated EPA Action level for radon is 4.0 pCi/L.

The Radius Report provided by EDR contains some baseline radon information for Hillsborough County. The National Radon Database has been developed by the EPA and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 through 1992 and has been supplemented by information collected at private sources, such as universities and research institutions.

A total of 181 sites were tested for radon in Hillsborough County as part of the National Radon Database study. Of these, 7 percent of the samples collected on the first floor living space contained radon levels in excess of the EPA Action level of 4.0 pCi/L (none of the samples collected exceeded 20 pCi/L). The average radon level for first floor living areas was 0.940 pCi/L.

For basement levels, 50 percent of the samples collected on the first floor living space contained radon levels in excess of 4.0 pCi/L (none of the samples collected exceeded 20 pCi/L). The average concentration of basement radon levels was 2.080 pCi/L.

In addition to the EPA data, PHE reviewed the Radon Protection Map at the Florida Department of Health website for large buildings developed by the Florida Department of Business and Professional Regulation (DBPR). Greater than 5 percent of all such new buildings in Hillsborough County are expected to have annual radon levels above the EPA action level of 4.0 pCi/L of air. The site lies in an area of Polk County where DBPR has determined that passive radon controls are generally recommended for new buildings.

6.3 OPINION OF ENVIRONMENTAL PROFESSIONAL

Based on a review of the information assembled during the preparation of this Phase I ESA, the Environmental Professional provides the following opinions with respect to RECs identified at the property:

- Shallow soil sampling is recommended to inspect for impacts from pesticide application at the site based on its prior use for agricultural purposes and its current use as a driving range.
- Groundwater sampling is recommended along the perimeter of the property on the north and east sides to inspect for potential impact from offsite sources of concern.

7.0 REFERENCES

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United States Environmental Protection Agency. 2005. *Standards and Practices for All Appropriate Inquiries; Final Rule*. 40 CFR Part 312. November 1, 2005.

United States Geologic Survey, 1943, 1944, 1974, 1987, 1995, and 2012. Thonotosassa, FL Quadrangles. Current and Historical Topographic Maps. Provided by Environmental Data Resources, Inc. October 29, 2020.

APPENDIX A

Figures



Site



INQUIRY #: 6245489.11
YEAR: 2017
= 500'



Figure 2.
2017 Aerial Photograph

Scale: As Shown

Source:
EDR



December 4, 2020



Figure 3.
Tax Map

Scale: As Shown

Source:
Hillsborough County
Property Appraiser's Office

APPENDIX G

Photographs



Photo 1: Typical view of trash/squatters onsite.



Photo 2: A second area of dense trash and refuse onsite.



Photo 3: Wood and plastic debris pile onsite.



Photo 4: View of ditch on west side of site.



Photo 5: Typical view of site near center.



Photo 6: Typical view of vegetation onsite.

REPORT



DRAFT **Phase I Environmental Site Assessment (ESA)** **for**

1006 East Bearss Avenue
Lutz, Hillsborough County, Florida

December 2020



Prepared for:

U.S. General Services Administration, Region 4
Public Building Service
Southeast Sunbelt Region
Atlanta, Georgia

Prepared by:

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DRAFT PHASE I ENVIRONMENTAL SITE ASSESSMENT (ESA)

FOR

1006 EAST BEARSS AVENUE

LUTZ, HILLSBOROUGH COUNTY, FLORIDA

“I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in § 312.10 of 40 CFR Part 312 Subpart B.”

“I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.”

A handwritten signature in black ink, appearing to read "Christopher Rua".

Christopher Rua, CHMM
Project Manager
Potomac-Hudson Engineering, Inc.

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APPENDIX G: Photographs

APPENDIX H: Radius Map Report

APPENDIX I: Qualifications of Preparer

EXECUTIVE SUMMARY

Potomac-Hudson Engineering, Inc. (PHE) conducted a Phase I Environmental Site Assessment (ESA) pursuant to the guidelines (E 1527-13) of the American Society for Testing and Materials (ASTM) and the United States Environmental Protection Agency's (EPA) "*Standards and Practices for All Appropriate Inquiries*" (40 Code of Federal Regulations [CFR] Part 312). The Phase I ESA includes interviews with key personnel, review of historical documents, maps and aerial photographs, and a site inspection. The purpose of the Phase I ESA is to identify Recognized Environmental Conditions (RECs), including both controlled and historical RECs, at the site resulting from past and present usage or condition of the property. This Phase I ESA provides an update of a previous Phase I ESA performed for this property by Terracon Consultants, Inc. (Terracon) in April 2020.

The site is an approximate 28.06-acre property identified by Hillsborough County Folio Nos. 034166-0000 and 034161-0000. The site is developed with the Golf Grove Course and Driving Range located at 1006 E. Bearss Avenue, Blitzkrieg Paintball located at 802 E. Bearss Avenue, and the Amazing Marine boat repair facility located at 1007 and 1008 Sinclair Hills Road in Lutz, Hillsborough County, Florida. The site is collectively known as "Gateway Groves."

The site is adjoined to the north by Sinclair Hills Road followed by vacant and residential properties with an unnamed pond. To the east and northeast, the site is bordered by North 12th Street, followed by residential properties. To the south, the site is adjoined by East Bearss Avenue, followed by wooded undeveloped land, with a self-storage facility to the southeast. The site is adjoined to the west by CSX railroad tracks followed by a Culver's restaurant, Tire Kingdom, O'Reilly Auto Parts, and Bubble Down Car Wash. A commercial flooring business is located to the northwest, and a rock and gemstone store is located to the southwest of the site.

Based on the records search, site reconnaissance, and interviews, the site existed as a citrus grove, Newbern Groves, from 1949 until 1992. Various ponds were located on the site in the historic aerial photographs from at least 1947 until the early 1990s. By 1999, the ponds appear to have been filled in.

The site was developed with the existing driving range in 1995. The western portion of the site has operated as Blitzkrieg Paintball since 2007. The northwest portion of the site has operated as Amazing Marine boat repair facility since 2016 or 2017, and another mechanic reportedly operated at the property before Amazing Marine.

The Environmental Data Resources (EDR) report identified a portion of the subject property as being listed in the Florida Department of Environmental Protection's (FDEP's) aboveground storage tank (AST) database. The site, identified as Newbern Groves, was listed due to one 500-gallon unleaded gasoline, two 8,000-gallon unleaded gasoline, one 8,000-gallon vehicular diesel, and one 5,000-gallon fuel oil (onsite heat) AST. According to Mr. Shepard, the site owner, the historic tanks were located in the northwest portion of the site (currently occupied by Amazing Marine). According to the EDR report, each of the ASTs had been removed by 1992 except for the 5,000-gallon heating oil AST which was reportedly "in service."

During the site inspection, poor housekeeping practices were observed at the Amazing Marine facility. This included an excessive amount of waste being improperly stored, including

potentially hazardous waste such as cathode ray tube (CRT) televisions and monitors; broken fluorescent light tubes, electronic waste, tires, discarded boat motors, and general trash. Numerous old, rusted, and unlabeled 55-gallon drums were also observed onsite, as well as areas of stained soil and asphalt. In addition, the site contained dozens of old and/or damaged cars and boats staged on bare ground surface. The 5,000-gallon AST onsite contained Bunker C oil at the time of the site visit. The tank was situated directly on the ground surface, which made inspecting the underside of the tank impossible. A 110-gallon heating oil or used oil AST was also observed; however, it was reportedly empty. Three temporary well points were also observed at Amazing Marine on the west, north, and central portions of the property.

Based upon the information gathered pursuant to the preparation of this report, the following RECs have been identified for the subject property:

- The potential accumulation of agrichemicals, particularly arsenic, attributed to previous on-site routine grove maintenance from at least 1949 until 1992 and the potential for impact to the subsurface in the northern portion of the site where pesticide mixing/storage may have occurred represent RECs to the site.
- The poor housekeeping practices characterized by stained soil and pavement, dumping areas, unlabeled drums, a sink that appeared to discharge to the ground, the 5,000-gallon AST, improperly abandoned temporary well points, and the presence of a septic system during the operation of a repair facility with apparent storage and use of petroleum and hazardous materials at the Amazing Marine property represent RECs at the site.
- Monosodium methyl arsenate or disodium methyl arsenate was commonly applied at golf tee boxes and greens for crabgrass control. The potential for residual arsenic in surficial soil at the on-site driving range green represents a REC to the site.
- The west adjoining railroad represents a REC based on the potential for creosote (petroleum/aromatic hydrocarbon compounds) and arsenic-based herbicide impacts to the subsurface.

Based upon the information gathered pursuant to the preparation of this report, the following data failures/data gaps have been identified for the subject property:

- Several ponds were present on the site historically which appear to have been filled in by 1999. The unknown source of the fill material represents a **significant data gap**.
- During preparation of the prior Phase I ESA, Terracon contacted the Environmental Protection Commission (EPC) of Hillsborough County for closure reports of the onsite ASTs which were removed by 1992. According to Pat Pons of the Waste Division, no electronic files were available for Newbern Groves' ASTs; however, she noted that a closure report may exist in the paper files at the office. Due to the Centers for Disease Control and Prevention (CDC) and local guidelines during the COVID-19 pandemic, the paper files were not available for review. PHE personnel attempted to visit the EPC offices on November 10, 2020; however, access was denied. The lack of information regarding the historic onsite petroleum storage including the locations of the ASTs and closure documentation represents a **significant data gap**.
- Sanborn Fire Insurance Maps do not exist for the subject property or immediate surrounding areas. **This data gap is considered to be of minor significance.**

1.0 INTRODUCTION

1.1 PURPOSE AND SCOPE

Potomac-Hudson Engineering, Inc. (PHE) conducted a Phase I Environmental Site Assessment (ESA) pursuant to the guidelines (E 1527-13) of the American Society for Testing and Materials (ASTM) and the United States Environmental Protection Agency's (EPA) "*Standards and Practices for All Appropriate Inquiries*" (40 Code of Federal Regulations [CFR] Part 312), commonly referred to as All Appropriate Inquiry (AAI), for the property located at 1006 East Bearss Avenue in Lutz, Hillsborough County, Florida. This Phase I ESA provides an update of a previous Phase I ESA performed for this property by Terracon Consultants, Inc. (Terracon) in April 2020.

The purpose of an AAI due diligence report is to identify conditions "indicative of releases and threatened releases of hazardous substances, pollutants, contaminants, petroleum and petroleum products, and controlled substances (as defined in 21 United States Code [U.S.C.] 802) on, at, in, or to the subject property." The scope of the definition is intended to include those releases which have occurred onsite, as well as those which have occurred off-site that may migrate onto the subject property.

The purpose of an ASTM Phase I ESA, while similar in scope and nature to an AAI due diligence report, is to determine the existence of "Recognized Environmental Conditions" (RECs) at the subject property. The following is a description of REC as defined in ASTM E 1527-13:

"Recognized Environmental Condition" is defined as "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions."

The ASTM E 1527-13 document also discusses two specific subsets of RECs, namely Controlled RECs and Historical RECs. Per ASTM:

"Controlled Recognized Environmental Condition" is defined as "a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls)."

"Historical Recognized Environmental Condition" is defined as "a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls."

1.2 LIMITATIONS AND EXCEPTIONS OF THE ESA

This Phase I ESA was conducted with the following limitations and exceptions, some of which were established to define the scope of work and focus the assessment:

- Although a limited search for environmental liens and activity use limitations (AULs) for the site was performed by Environmental Data Resources, Inc. (EDR), an exhaustive search for these items was not conducted nor intended as part of this Phase I ESA.

It should be noted that all statements, findings, and conclusions contained in this Phase I ESA are based upon: (i) site conditions at the time of the reconnaissance and inspection of the property; (ii) review of written or illustrated historical documents as available; and (iii) information reported to PHE by others. While there are no indications that the information provided is suspect, PHE does not assume responsibility for errors and omissions in the information assembled to produce this Phase I ESA.

No environmental site assessment can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs in connection with a property, and this practice recognizes reasonable limits of time and cost.

This report has been prepared solely for the benefit of General Services Administration (GSA) (the “User” of this report as defined by ASTM E 1527-13) and may not be relied upon by any other party (except for any designated lending institution) without the written authorization of PHE. PHE assumes no responsibility or liability for third-party use of this Phase I ESA.

2.0 SITE DESCRIPTION

2.1 LOCATION AND GENERAL CHARACTERISTICS

The property (hereafter referred to as the site or subject property) for this report is located at 1006 E. Bearss Avenue, Lutz, Hillsborough County, Florida. The subject property encompasses approximately 28.06 acres, identified as Hillsborough County Folio Nos. 034166-0000 and 034161-0000. The site is developed with the Golf Grove Course and Driving Range located at 1006 E. Bearss Avenue, Blitzkrieg Paintball located at 802 E. Bearss Avenue (currently closed), and the Amazing Marine boat repair facility located at 1007 and 1008 Sinclair Hills Road in Lutz, Hillsborough County, Florida. The site is collectively known as “Gateway Groves.”

The location of the site is depicted on the most current 7.5-minute series United States Geologic Survey (USGS) Topographic Map (2012) as shown in **Figure 1**. A recent (2017) aerial photograph for the site is provided as **Figure 2**, and a copy of the tax map for the site is attached as **Figure 3**. Figures 1 through 3 are provided in **Appendix A** of this report.

2.2 PHYSICAL SETTING

2.2.1 TOPOGRAPHY AND HYDROLOGY

The site is located on the Sulphur Springs, FL USGS 7.5-minute series Quadrangle (2012), depicted at an approximate scale of 1: 24,000 (1 inch = 2,000 feet) as shown in Figure 1 in **Appendix A**. The map provides a regional overview of the topography in the vicinity of the subject property. Additional site-specific topographic information was found in the Radius Map Report for the site provided by EDR as presented in **Appendix H**. According to the Radius Map Report, the center of the subject property is at an elevation of approximately 49 feet above mean sea level (msl), with a general range of 45 to 55 feet. Based on information provided by both sources, the topography of the surrounding area is relatively flat with a general slope to the south in the vicinity of the site.

Based on previous reports reviewed for adjacent properties as part of the Terracon Phase I ESA, Groundwater flow was measured to the southwest at the west adjoining Patriot Truck Stop facility in 2002. Groundwater flow was measured to the northwest at the south adjoining Metro Self Storage facility. Burrell Lake is present on the north adjoining property, approximately 75 feet north of the site.

A narrow strip of land along the north-central and northeastern portions of the site (adjacent to Sinclair Hills Road) appears to lie within the 100-year floodplain as mapped by the Federal Emergency Management Agency (FEMA). No wetland areas as mapped by the National Wetland Inventory or the Florida Department of Environmental protection (FDEP) are located onsite.

2.2.2 SOILS

Based on a review of the available information provided in the EDR (Appendix C) the predominant soil type at the site is Zolfo fine sand, 0 to 2 percent slopes. This soil type is nearly level and somewhat poorly drained. It is typically found on broad, low ridges on flatwoods. Additional minor soil types onsite include:

- Malabar fine sands, 0 to 2 percent slopes;
- Arents, very steep; and
- St. Johns fine sand.

All of the soils at the site, except the Arents soil, are nearly level and drain poorly. Information provided by the Terracon Phase I ESA indicate the depth to water in the vicinity of the site is approximately 8 feet below ground surface.

2.3 HISTORICAL PROPERTY USE

The historical uses of the site were determined through a review of historical aerial photographs, historical topographic maps, and a chain-of-title search, as well as an interview with the current property owner. City Directory information for the site was also utilized to the extent possible, as well as information obtained from a variety of other sources. The results of these searches are discussed below.

2.3.1 CITY DIRECTORY REVIEW

City directories are public reference materials that contain information concerning property ownership, usage, and other details (e.g., telephone number, the owner's occupation, etc.). They are similar to a telephone directory but typically contain greater amounts of information. They are usually produced annually or semi-annually and are arranged by business or resident name, type of business, and/or street address. These can be valuable resources in determining the prior use or ownership of a property.

The R. L. Polk & Co., Cole Information Services, Hill-Donnelly Corporation, and Cole Publishing city directories used in this study were made available through EDR (selected years reviewed: 1920 – 2017) and were reviewed at approximate five-year intervals, if readily available. Street listings were not available prior to 1963. The current street addresses for the site were identified as 1006 E. Bearss Avenue, 802 E. Bearss Avenue, and 1007 Sinclair Hills Road. During the site reconnaissance, the 5,000-gallon AST had the address 1008 Sinclair Hills painted on it along with the current phone number for Amazing Marine. The sign above the front door of the office of Amazing Marine had the address 15101 US 41 displayed. The EDR report identified Newbern Groves as having the address of 15315 Nebraska Avenue. Each of these addresses were reviewed.

A summary of the City Directory listings for the site and adjacent parcels is provided in **Table 1**.

Table 1. City Directory Summary

Direction	Description
Site	<p>1007 Sinclair Hills Road: No listing (1963 – 1971); Daniels Welding (1975); Vacant (1980).</p> <p>1008 Sinclair Hills Road: No listings (1963 – 2017).</p> <p>1006 E. Bearss Avenue: No listing (1963 – 1995); <u>Golf Grove</u> (1999); Kwon Enterprise, Inc., J Shepard (2004); <u>Golf Grove</u> (2009 – 2017).</p> <p>802 E. Bearss Avenue: No listing (1963 – 2009); Blitzkrieg Paintball (2014); No listing (2017).</p> <p>15315 Nebraska Avenue: No listings (1963 – 2017).</p> <p>15101 Nebraska Avenue/US 41: Brady’s Truck Sales used trucks (1986); Pineapple Grove (1994); Lawson Bobby (1999); Occupant unknown (2004); <u>Buford Banks Marine</u> (2014); No listing (2017).</p>
North	<p>1112 – 1114 Sinclair Hills Road: No listings (1963 – 2017).</p>
East	<p>15011 – 15301 North 12th Street: No listings (1963 – 2017).</p>
South	<p>14806 North 12th Street: No listing (1962 – 2009); PCL Civil Yard (2014 – 2017).</p> <p>14902 North 12th Street: No listing (1962 – 2017).</p>
West	<p>15003 N Nebraska Avenue: No listing (1963 – 1975); Vacant (1980); No listing (1982 – 2017).</p> <p>15113 N Nebraska Avenue: No listing (1963 – 2017).</p> <p>15215 N Nebraska Avenue: No listing (1963 – 2017).</p> <p>15305 N Nebraska Avenue: No listing (1963 – 2017).</p> <p>15115 N Nebraska Avenue: No listing (1963); Newbern Truck Terminal I (1971); Thunderbird Motor Freight Lines, Deaton Inc Motor Carriers, All States Trucking Div. Of Ryder Truck Lines, <u>Patriot Truck Terminal</u> (1980); Deaton Inc Mtr. Frt., <u>Patriot Truck Terminal</u>, Advance Distributors transportation, B & W Express Lines, Forty One Road Services truck towing, Tampa Truck Brokers Inc (1986), <u>Patriot Petroleum Distributors</u>, Tampa Truck Brokers Inc, <u>Patriot Truck Stop</u>, Norred Trucking Inc (1994), Ryder Truck Rent One Way Incorporated Neighborhood Dealers, Tampa Truck Brokers, <u>Patriot Truck Stop</u>, Tampa Truck Brokers (1999), Occupant Unknown, Tampa Truck Brokers Inc, Tampa Truck Brokers Inc (2004); No listing (2010 – 2017).</p> <p>15107 N Nebraska Avenue: <u>Bob’s Phee Oil Service</u>, Terminal garage (1971); Wise Utilities Serv Co 977 124m (1975); Hardwick Lewis Truck Shop truck garage (1980); Collins Frank Trucking Inc (1986); Reynolds Transportation Inc (1994); No current listing, <u>L & D C Services Incorporated</u> (1999); Jose D Rivera (2004); No listing (2010 – 2017).</p>

Golf Grove

Monosodium methyl arsenate or disodium methyl arsenate was commonly applied at golf tee boxes and greens for crabgrass control. The potential for residual arsenic in surficial soil at the on-site driving range green represents a REC to the site.

Buford Banks Marine

The historic and present onsite boat repair activity, identified as Buford Banks Marine in the 2014 city directory listing, represents a REC to the site as discussed in Section 5.4.

PCL Civil Yard

This south adjoining facility is discussed in Section 4.1 (see PCL Construction Resour Tampa LLC Storage Yard).

Patriot Truck Terminal / Patriot Petroleum Distributors/ Patriot Truck Stop

This west adjoining facility is discussed in Section 5.2 (see O Reilly's Auto Parts).

Bobs Phee Oil Service / L & D C Services Incorporated

This west adjoining facility is discussed in Section 5.2 (see L & DC Services).

A copy of the City Directory Abstract provided by EDR is included in **Appendix B**.

2.3.2 HISTORICAL MAP REVIEW

2.3.2.1 Sanborn Maps

As stated earlier, EDR conducted a search for Sanborn Fire Insurance Maps which covered the subject property; however, no such maps exist for the subject property or immediately surrounding area.

A copy of the Sanborn Map Report indicating *No Coverage* for the site is included in **Appendix C**.

2.3.2.2 Topographic Maps

Historical and current topographic maps for the site were provided by EDR for the years 1944, 1945, 1949, 1956, 1969, 1981, 1987, 1995, and 2012 (Sulphur Springs; 7.5-minute series). A copy of the current (2012) topographic map is provided as Figure 1 in **Appendix A**; copies of all topographic maps are provided in **Appendix D**.

Limited information about the subject property can be obtained from the historical topographic maps due to the small size of the site and the limited level of detail included in a typical topographic map.

The site is depicted as undeveloped and wooded land in the 1944, 1945, and 1949 topographic maps.

From 1956 through 1987, the site is depicted as agricultural (orchard). Three small structures appear in the northwest corner of the site on the 1956 map, while a pond, wetland, or depressional area is depicted in the northeast quadrant of the site (through 1981). This feature coincides with the location of one of the former ponds onsite observed in historical aerial photographs (see **Section 2.3.3**). Additional structures are depicted on the 1969, 1981, and 1987 maps, all in the northwest corner of the site (present-day Amazing Marine).

Only three buildings are depicted in the northwest corner of the site in 1995; however, a new structure is depicted in the far south-central area of the site (present-day Golf Grove). East Bearss Avenue is also depicted for the first time in the 1995 topographic map.

On the 2012 topographic map, a slight change in topographic contours onsite is apparent, potentially indicating the placement of fill on certain areas of the property.

2.3.3 AERIAL PHOTOGRAPH REVIEW

Copies of historical black-and-white aerial photographs for the site were provided by EDR for the years 1938, 1957, 1965, 1973, 1976, 1980, 1984, 1991 (all at scale: 1 inch = 500 feet); color aerial photographs for the site were also provided by EDR for the years 1995, 1999, 2007, 2010, 2013, and 2017 (all at scale: 1 inch = 500 feet). Copies of all aerial photographs provided by EDR are included in **Appendix E**.

The 1938 aerial photograph shows an undeveloped wooded lot at the subject property. A pond is visible to the north and two other ponds are visible to the south of the subject property. A railroad is located to the west of the property.

Between 1957 and 1984 an orchard is clearly visible on all of the aerial photographs at the subject property. A pond is also visible in the northeast quadrant of the site in the 1957 aerial photograph, but no longer appears in the 1965 photograph. Beginning with the 1965 photograph and extending through 1980, two cleared/disturbed areas are located on the southern portion of the subject property; in these areas no vegetation is grown. By 1973 the buildings at the extreme northwestern corner of the site are built. A pond is also visible at the northwest corner of the subject property beginning with the 1976 aerial photograph. Between 1957 and 1984, minimal changes are noticeable to surrounding properties.

The 1991 aerial photograph shows the southern portion of the site cleared, with the northern portion still containing some sporadic orchards. It is clear that more development has occurred to the areas surrounding the subject property. Bearss Road, to the south of the subject property, appears to be built in this image as well.

The 1995 aerial image shows that multiple buildings have been established at the extreme southern portion of the subject property boundary. The remainder of the site remains cleared. This photograph also reveals the development of what seems to be other commercial buildings to the south and southwest of the subject property.

Between 2007 and the most recent aerial photograph in 2017, minimal changes are evident at the subject property and surrounding properties.

The aerial photograph review confirmed the prior use of the site for citrus groves. Buildings were observed in the historical aerial photographs in the northern portion of the grove which could have been pesticide mixing/storage areas. The potential accumulation of agrichemicals, particularly arsenic, attributed to previous on-site routine grove maintenance between 1949 and 1992 and the potential for impact to the subsurface in the northern portion of the site where pesticide mixing/storage may have occurred represent RECs to the site.

Several ponds were present on the site historically which appear to have been filled in by 1999. The unknown source of the fill material represents a significant data gap.

The west adjoining railroad represents a REC based on the potential for creosote (petroleum/aromatic hydrocarbon compounds) and arsenic-based herbicide impacts to the subsurface.

2.3.4 OWNERSHIP AND OPERATIONAL HISTORY

The following information was excerpted from the Terracon Phase I ESA:

“Based on a review of information obtained from the Hillsborough County Property Appraiser records, the current owner of Folio No. 034161-0000 is SKEMP NANCY N TRUSTEE SHEPARD CAROLINE H TRUSTEE which acquired the property through a Quitclaim Deed dated December 15, 1986 from SNS Trust. The current owner of Folio No. 034166-0000 is SNS Trust which acquired the property through a Quitclaim Deed dated December 30, 1986. Previous owners identified included Newbern Groves (1986) and Anthony Abraham, Inc. and Wilson P. Abraham Construction Corporation (prior to 1986).”

The site’s historic operation as Newbern Groves, a citrus grove, represents a REC to the site as discussed in Section 5.2.

2.3.5 REGULATORY AGENCY FILE REVIEW

Earlier this year, Freedom of Information Act (FOIA) requests were sent by Terracon to various regulatory agencies at the local, state, and federal levels in order to obtain additional information concerning the subject property. PHE subsequently supplemented these requests by contacting additional applicable agencies. The agencies contacted, and responses received, are provided below:

Florida Department of Environmental Protection (FDEP)

According to Tommy Moore of the FDEP, no records were located associated with the site.

Environmental Protection Commission (EPC) of Hillsborough County

According to Ms. Jeanette Figari of the EPC, a Small Quantity Generator (SQG) file was located for 1006 E Bearss Avenue. Additionally, numerous review files were located associated with the site folio numbers in the Wetlands Division; however, no wetlands compliance or enforcement records were identified.

EPC of Hillsborough County – Waste Division

Ms. Pat Pons of the EPC Waste Division provided an SQG Verification Inspection Report from 2004 for the Golf Grove property. According to the report, the facility was registered due to the generation of 4-foot fluorescent tube lamps. No violations were noted. This listing does not represent a REC to the site. Records were not provided for the Amazing Marine property.

Terracon inquired about closure reports of the onsite ASTs which were removed by 1992 from the Newbern Groves property. According to Ms. Pons, no electronic files were available for Newbern Groves’ ASTs; however, she noted that a closure report may exist in the paper files at the office. Due to the Centers for Disease Control and Prevention (CDC) and local guidelines during the COVID-19 pandemic, the paper files were not available for review. PHE personnel attempted to access the offices on November 10, 2020; however, access was denied. The lack of information

regarding the historic onsite petroleum storage including the locations of the ASTs and closure documentation represents a significant data gap.

Southwest Florida Water Management District (SWFWMD)

A search of the SWFWMD General Permit Viewer identified five Well Construction Permits (WCPs) and an Environmental Resource Permit (ERP) (ERP No. 11315) plotted on the site; however, none of the addresses listed (15013 N. 12th Street; 15412 15th Street; 1108 109th Avenue; 15104 N. 24th Street) for the WCPs corresponded to the site. The ERP for the Bearss Golf Center, issued in 1994, was determined to be associated with the site. The Permit was issued to SNS Trust and permitted plans from 1994 were reviewed. According to the plans, a 1,050-gallon septic tank is located to the east of the Golf Grove building, with a drain field to the north.

Florida Department of Health (FDOH) in Hillsborough County

According to Mr. Steven Drake, the site appears to utilize septic systems; however, waste pressurized mains are present just west of the site. The Sinclair Hills property appears to have either a well or a waterline connection based on a review of the GIS data. Mr. Drake provided copies of GIS maps of the potable water and wastewater utilities in the vicinity of the site which are included in **Appendix C**.

FDOH eBridge Database

A search of the FDOH eBridge database revealed 28 records for an onsite potable well on the Golf Grove property from 2017 through 2020. These records include bacteriological and chemical (lead and nitrate) testing of the well. According to the most recent sampling reports from 2020, the results were “satisfactory.”

U.S. Environmental Protection Agency, Region 4

To supplement the Terracon FOIA requests, PHE searched the EPA’s MyProperty online database (<https://enviro.epa.gov/facts/myproperty/>). MyProperty is a tool for searching facility data that come from multiple EPA data sources available through the EPA's Facility Registry System (FRS).

This tool allows Real Estate Agents, Mortgage Banks, Engineering and Environmental Consulting Firms and the public to determine if EPA's FRS system has records on a specific property without filing a FOIA request. The results of this search will be identical to the information you would receive by filing a FOIA request with EPA for these records.

PHE searched the MyProperty databases for the following onsite addresses:

- 1007 Sinclair Hills Road
- 1008 Sinclair Hills Road
- 1006 E. Bearss Avenue
- 802 E. Bearss Avenue
- 15315 Nebraska Avenue
- 15101 Nebraska Avenue

No records were found for any of these addresses or their variants (Avenue/Ave, Road/Rd, etc.).

Additional Agencies

In addition to the above, EDR was also retained to search for building department records at the following agencies:

- Hillsborough County, Development Services, Building & Construction,
- City of Tampa, Construction Services

No records pertaining to the subject property were identified at these offices.

2.3.6 ENVIRONMENTAL LIENS

EDR was retained to obtain a copy of the current property deed and identify any environmental liens or AULs at the subject property as per AAI requirements.

No environmental liens or AULs were identified by EDR for the site (please refer to **Section 4.1** for additional information and limitations regarding this search). Based on Terracon's review of information obtained from the Hillsborough County Property Appraiser records, the current owner of Folio No. 034161-0000 is SKEMP NANCY N TRUSTEE SHEPARD CAROLINE H TRUSTEE which acquired the property through a Quitclaim Deed dated December 15, 1986 from SNS Trust. The current owner of Folio No. 034166-0000 is SNS Trust which acquired the property through a Quitclaim Deed dated December 30, 1986. Previous owners identified included Newbern Groves (1986) and Anthony Abraham, Inc. and Wilson P. Abraham Construction Corporation (prior to 1986). The site's historic operation as Newbern Groves, a citrus grove, represents a REC to the site as discussed in Section 5.1

Copies of both the Environmental Lien Report and the current property deed are provided in **Appendix F**.

2.3.7 USER-PROVIDED INFORMATION

PHE was provided with the following items from the User of this report:

- Phase I Environmental Site Assessment, prepared by Terracon Consultants, Inc., dated May 1, 2020
- A Cultural Resource Desktop Study of the Gateway Groves Tract, Hillsborough County, Florida, prepared by Environmental Services, Inc., A Terracon Company, dated April 2020
- Federal Emergency Management Agency (FEMA) Flood Zone Map
- Legal Description, Hillsborough County Tax Collector's Office

Any pertinent information provided in the above documents has been incorporated into this Phase I ESA report, where applicable and appropriate.

3.0 SITE RECONNAISSANCE

3.1 SITE VISIT

PHE personnel inspected the subject property on November 10, 2020. The weather at the time of the site visit was partly cloudy and humid with a temperature around 75 degrees Fahrenheit.

The site is an approximately 28.06-acre property identified by Hillsborough County Folio Nos. 034166-0000 and 034161-0000. The site is developed with the Golf Grove Course and Driving Range located at 1006 E. Bearss Avenue, Blitzkrieg Paintball located at 802 E. Bearss Avenue, and the Amazing Marine boat repair facility located at 1007 and 1008 Sinclair Hills Road in Lutz, Hillsborough County, Florida. The site is collectively known as “Gateway Groves.”

The Blitzkrieg Paintball fields were not operating at the time of the site reconnaissance; however, both the Golf Grove Course and Driving Range and the Amazing Marine facilities were active.

Pole-mounted transformers owned and serviced by Tampa Electric Company (TECO) were observed throughout the site, to the southeast of the driving range building, to the northeast of the paintball fields and in the northwest corner of the Amazing Marine property. Some of the transformers had “Non-PCB” labels and other did not. Some transformers contain mineral oil which may contain minor amounts of polychlorinated biphenyls (PCBs) and could be considered “PCB contaminated” (PCB content of 50-499 ppm).

TECO maintains responsibility for the transformers, and if the transformers were “PCB contaminated,” the utility company is not required to replace the transformer fluids until a release is identified. However, no evidence of a current release was observed in the vicinity of the electrical equipment during the site reconnaissance.

Amazing Marine

During the site inspection, poor housekeeping practices were observed at the Amazing Marine facility. This included an excessive amount of waste being improperly stored, including potentially hazardous waste such as cathode ray tube (CRT) televisions and monitors; broken fluorescent light tubes, electronic waste, tires, discarded boat motors, and general trash. Numerous old, rusted, and unlabeled 55-gallon drums were also observed onsite, as well as areas of stained soil and asphalt. In addition, the site contained dozens of old and/or damaged cars and boats staged on bare ground surface. The 5,000-gallon AST onsite contained Bunker C oil at the time of the site visit and may have been utilized to warm the former citrus trees at Newbern Groves. This AST is believed to be the heating fuel oil tank identified during regulatory review as “in service” in 1992. The tank was situated directly on the ground surface, which made inspecting the underside of the tank impossible. Stressed vegetation was observed while walking in the vicinity of the AST during the site reconnaissance. A 110-gallon heating oil or used oil AST was also observed; however, it was reportedly empty. Three temporary well points were also observed at Amazing Marine on the west, north, and central portions of the property. The property also contains an onsite potable water well and water tower.

Blitzkrieg Paintball

This area of the site was not in use, although much of the ancillary equipment that make up the paintball course were still present. This equipment included as tables, chairs, pallets, tarps, plywood, and large-diameter corrugated plastic pipe. No environmental concerns were observed.

Golf Grove Course and Driving Range

This facility was built in 1995 and currently utilizes electric heat, onsite wells for potable water and irrigation water, and an onsite septic tank system. The potable water well is sampled quarterly; occasionally elevated levels of arsenic and asbestos are detected at concentrations above action levels. One unlabeled, significantly rusted 55-gallon drum was observed on the far west side of this property. The driving range was open and active at the time of the site visit.

Selected photographs of the site taken during the site inspection are included in **Appendix G**.

3.2 INTERVIEWS

In April 2020, Tara R. Szydlowski of Terracon interviewed multiple individuals with specific knowledge of the subject property during preparation of their Phase I ESA. Table 2 and the text below have been excerpted from the Terracon Phase I ESA:

Table 2. List of Interviews

Name/Phone Number	Title	Date (Time)
Pat Kelly/ (813) 728-7969	Real Estate Broker	21 April 2020 (0920)
Renee Fickey/ (813) 363-5000	Employee of Golf Grove	22 April 2020 (1000)
Bud Banks / (813) 414-3232	Amazing Marines (Tenant)	23 April 2020 (1330)
Keith (last name not provided)/ (813) 918-6514	Golf Grove (Tenant)	23 April 2020 (1340)
John K. Shepard/ (not provided)	Site Owner	28 April 2020 (written response)

According to Pat Kelly:

- A Phase I ESA and Phase II ESA were completed by another consultant for the site; however, copies of the reports were not available for review.
- The Phase I ESA identified the historical onsite grove as a concern which was evaluated in the subsequent Phase II ESA.

According to Renee Fickey:

- She is an employee of Golf Grove and has been associated with the property for 10 years.
- She is aware of a prior environmental assessment conducted on the site but is unaware of the findings.

- The current owner of the property is John Shepard, and the previous owner of the site was Mr. Newbern.
- The prior use of the site was an orange grove; however, it has been a driving range for 20+ years.
- She is unaware of any environmental concerns associated with the nature of the onsite business.
- She is unaware of any illegal dumping aside from small amounts of miscellaneous items left by homeless people.
- She is aware of a Wawa gasoline station, a T-shirt printing facility near Walmart, a Tire Kingdom, and a carwash facility all to the west of the site.

According to Bud Banks:

- The current onsite facility, Amazing Marine used to be located where Walmart is now to the west of the site.
- Amazing Marine has been renting the property on the site for 3-4 years.
- The prior tenant of the property was another mechanic.
- The 5,000-gallon AST has been on the site for 20+ years. He believes the AST contains Bunker C oil, but he is not sure. He suspects the AST might have been used for a boiler to warm up the citrus grove trees historically.
- The onsite diesel AST belongs to one of the renters who takes it with them offsite for projects.
- He believes the site is connected to a septic system. A potable well is located under the water tower.
- Amazing Marine utilizes a parts washer using Zep solvents which he believes might be kerosene-based.
- The parts washer is rarely used.
- The west adjoining Bubble Down Car Wash used to be the packing house for the former onsite citrus grove, Newbern Groves.
- The current property owner, John Shepard used to work for Newbern Groves and would have more information regarding the history of the site.

According to Keith:

- He obtained the soil stockpile observed in the parking lot from “the middle of the state” and will be used for maintaining the green.
- Chemical fertilizers are used on the green as needed to maintain it.
- According to Mr. Kulzer, the fertilizer is stored onsite but was not observed during the site reconnaissance which represents a limitation.

- The wells onsite have been electric for as long as he has been associated with the property. He believes the wells were installed when the site was a citrus grove and they likely had diesel fuel tanks at that time; however, the site owner Mr. Shepard refuted this.

According to Mr. Shepard:

- He is the site owner and he has been associated with the site for 59 years.
- A Phase I ESA was not performed when the property was acquired.
- He is unaware of any other environmental assessments or geotechnical reports of environmental significance for the site.
- The prior owner of the property was Newbern Groves Inc.
- The prior use of the site was an approximate 26-acre citrus grove with “fruit storage and dumping fruit to packing house and mechanical shop about 2 acres.”
- Newbern Groves did not utilize smudge pots (according to Mr. Shepard).
- The former onsite tanks were located in the northwest corner of the site.
- The septic tank/ drain field is located “north of building” on the Amazing Marine property.
- The current onsite businesses are Golf Grove, Bud Banks Marine (Amazing Marine) and storage.
- The driving range was built in 1995.
- He is unaware of any environmental concerns associated with the nature of the onsite businesses.
- The site utilizes private wells and septic systems.
- The wells onsite are electrically powered. There have not been any diesel fuel tanks associated with the wells.
- Tampa Electric provides electricity to the site.
- Natural gas is not provided.
- He is aware of an AST containing bunker oil; however, he did not provide information on the installation date, size, etc.
- He is unaware of any spills or releases of petroleum products or hazardous materials.
- He is unaware of any illegal dumping or unpermitted landfilling at the site.
- He is unaware of any environmental concerns associated with the site or the adjoining properties.
- A gasoline station was located to the west of the railroad which closed around 1990.
- He is aware of an automobile mechanic/ machine shop in the northwest 2 acres of the site.
- He is unaware of any pending, threatened or past environmental litigation, proceedings or notices of possible violations of environmental laws or liability in connection with the site.

Due to the recent nature of the interviews conducted, it is the opinion of the Environmental Professional that updated interviews of these persons are not warranted.

4.0 USER RESPONSIBILITIES

As stated earlier, the designated “User” of this report is the U.S. GSA, the prospective purchaser of the property. Per ASTM guidelines, certain aspects of a Phase I ESA are designated as the “User’s Responsibility” and therefore are excluded from the scope of work conducted by the consultant (unless otherwise requested by the User). Items designated as User’s Responsibility include potentially confidential information (such as property purchase price); information that may be otherwise collected as part of a property transaction (e.g., chain-of-title documentation); or specific information for which the User may be privy to as part of his or her knowledge of the site or surrounding community. It is the User’s responsibility to convey any specific information or knowledge he or she may possess about the subject property pursuant to the items listed below to the Environmental Professional preparing this report.

Items defined as User’s Responsibility per ASTM E 1527-13 are described below.

4.1 ENVIRONMENTAL LIENS AND ACTIVITY USE LIMITATIONS

An exhaustive search for environmental liens or AULs (e.g., deed restriction) for the property was not conducted. Environmental liens and AULs are typically uncovered during routine property transaction processes, such as performing a review of the current property deed and compiling a chain-of-title.

Although not required by ASTM as indicated, PHE conducted a limited search for environmental liens on the property through EDR. EDR also provided PHE with a copy of the current property deed. Based on a cursory review, no environmental liens or AULs were identified for the property.

Both the Environmental Liens Search Report and current property deed are included in **Appendix F** of this report.

4.2 SPECIALIZED OR ACTUAL KNOWLEDGE OR EXPERIENCE

PHE assumes that all specialized and/or actual knowledge of the User regarding the subject property has been made known to PHE. The User bears responsibility to provide all commonly known or reasonably ascertainable information obtained by the User to PHE.

4.3 EVALUATION OF PURCHASE PRICE

The User is responsible for identifying the appropriate root cause if the subject property’s purchase price is significantly lower than fair market value of the property assuming the property was not contaminated. If the property is being offered at a significantly lower price than would normally be expected, the User should attempt to identify the reason(s) for the reduced prices.

Based upon his or her knowledge of the site in connection to the purchase prices and other factors, the User must consider the degree of obviousness of the presence or likely presence of releases or threatened releases at the property.

4.4 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION WITHIN THE COMMUNITY

The User must take into account any commonly known or reasonably ascertainable information within the local community about the property. If the User is aware of any commonly known or reasonably ascertainable information within the local community about the property that is material to recognized environmental conditions in connection with the property, the User should communicate such information to PHE.

5.0 REGULATORY DATABASE SEARCH

EDR was retained to perform a computerized search of various regulatory databases regarding the subject property and/or surrounding properties. The search radii for each database were based on the recommendations made in ASTM E 1527-13 as minimum search distances.

The records and associated search radii that were reviewed during the computerized database search are presented below. The search included federal, state, local, and Indian Tribal databases. **Table 5-1** provides a summary of the regulatory databases searched by EDR.

Table 5-1. Summary of Regulatory Databases Searched

Database	Description*	Radius (miles)
EPA NPL	Sites designated for Superfund cleanup	1.00
De-listed NPL	National Priority List deletions	1.00
Proposed NPL	Proposed National Priority List Sites	1.00
NPL Liens	Superfund liens by EPA	1.00
SEMS	Potential CERCLA sites reported to EPA and currently under review	0.50
FEDERAL FACILITY	NPL/BRAC sites in CERCLIS database involving FERRO	0.50
SEMS ARCHIVE	EPA No Further Remedial Action Planned Site	0.50
CORRACTS	Sites with completed or ongoing corrective actions under RCRA	1.00
EPA RCRA-TSDF	Facilities that treat, store, or dispose of hazardous materials	0.50
EPA RCRA-LQG	Sites that generate large quantities of hazardous materials	0.25
EPA RCRA-SQG	Sites that generate small quantities of hazardous materials	0.25
EPA RCRA-VSQG	Sites that generate very small quantities of hazardous materials	0.25
FL HW GEN	Florida state-level hazardous waste generators	0.25
US ENG CONTROLS	EPA sites with pathway elimination methods (caps, liners, etc.)	0.50
US INST CONTROLS	EPA sites with closed case(s) with restrictions	0.50
LUCIS	Land use control information, Navy base realignment & closure	0.50
EPA ERNS	Sites with previous hazardous waste spills	TP
SHWS	FL State-Funded Action Sites	1.00
SWF/LF	Solid Waste Facilities/Landfill Sites	0.50
FL HWS RE-EVAL	Inactive contaminated sites in NJ undergoing reevaluation	1.00
FL HIST HWS	Sites with ongoing remediation or engineering/institutional controls	TP
FL RGA HWS	Archived/inactive hazardous waste sites	TP
FL SWF/LF	Solid waste disposal/landfill sites	0.50
FL RGA LF	Archived/inactive landfills	TP
FL LUST	Sites with leaking USTs	0.50
FL HIST LUST	Closed or inactive sites with leaking USTs in NJ	0.50
FL RGA LUST	Archived/inactive leaking UST sites	TP
INDIAN LUST	Sites with leaking USTs on Indian land	0.50
UST	Sites with registered USTs	0.25
FF Tanks	A listing of federal facilities with storage tanks.	0.25

Table 5-1. Summary of Regulatory Databases Searched

Database	Description*	Radius (miles)
INDIAN UST	Sites with registered USTs on Indian land	0.25
FEMA UST	FEMA-owned USTs	0.25
TANKS	Listing of storage tank facilities in FL	0.25
HIST MAJOR FACILITIES	Former sites having large storage capacity of hazardous substances	0.50
FL ENG CONTROLS	FL sites with pathway elimination methods (caps, liners, etc.)	0.50
FL INST CONTROLS	FL sites with closed case(s) with restrictions	0.50
FLVCP	Sites/facilities enrolled in the Voluntary Cleanup Program	0.25
INDIAN VCP	Sites/facilities enrolled in a Voluntary Cleanup Program on Indian land	0.50
U.S. Brownfields	Suspected soil and/or groundwater contamination sites	0.50
FL Brownfields	FL suspected soil and/or groundwater contamination sites	0.50
Debris Region 9	Illegal dump site locations on Torres Martinez Indian Reservation	0.50
ODI	Open dumps inventory (non-compliance disposal facilities)	0.50
INDIAN ODI	Open dumps inventory (non-compliance disposal facilities) of sites on Indian land	0.50
SWRCY	Approved Class B recycling facilities	0.50
NJ HIST LF	Solid waste facility directory (landfills)	0.50
CDL	Clandestine drug labs	TP
US CDL	National Clandestine Laboratory Register	TP
US HIST CDL	Former clandestine drug labs	TP
PFAS	PFOS and PFOA-contaminated sites	0.50
DWM CONTAM	Known sites with contamination but currently not actively being remediated due to funding	0.50
LIENS 2	CERCLA lien information	TP
HMIRS	Hazardous spill incidents reported to DOT	TP
FLSPILLS	Hazardous material incidents with land contamination as reported to FDEP	TP
FL SPILLS 90	Chemical, oil, or hazardous substance spills recorded after 1990	TP
FL SPILLS 80	Chemical, oil, or hazardous substance spills recorded before 1990	TP
FL Cleanup Sites	FDEP Cleanup Sites – Contamination Locator Map Listings	TP
DOT OPS	DOT pipeline safety incident and accident data	TP
DOD	Department of Defense sites	1.00
FUDS	Formerly Used Defense Sites	1.00
CONSENT	Legal settlements that establish responsibility and standards for cleanup of NPL sites	1.00
ROD	Record of decision files for NPL sites	1.00
UMTRA	Uranium Mill Tailings Sites	0.50
SITE INV SITES	Sites listed in the FDEP Site Investigation Section	0.50
US MINES	Mine Master Index File	0.25
MINES MRDS	Mineral Resources Data System	TP
Abandoned Mines	Abandoned mine sites	0.25

Table 5-1. Summary of Regulatory Databases Searched

Database	Description*	Radius (miles)
TRIS	Facilities that release toxic chemicals to air, water, or land in quantities reportable under SARA	TP
TSCA	Toxic chemical use or storage (includes PCBs and asbestos)	TP
FTTS	FIFRA (Federal Insecticide, Fungicide & Rodenticide Act)/ TSCA (Toxic Substances Control Act) Tracking System	TP
HIST FTTS	Complete case listing of FIFRA/TSCA	TP
FL Cattle Dipping Vats	Sites with cattle dipping vats	0.25
SSTS	Section 7 Tracking Systems	TP
ICIS	National enforcement and compliance program support	TP
PADS	PCB activity database of EPA	TP
MLTS	Sites which possess or use radioactive material	TP
RADINFO	Facilities regulated for radiation and radioactivity	TP
FINDS	Facility information and pointers from EPA	TP
RAATS	Enforcement actions under RCRA	TP
RMP	Sites required by EPA to implement Risk Management Plans	TP
UIC	Sites with underground injection control wells	TP
NJ/NY MANIFESTDEBD	Ethylene dibromide (EDB), a soil fumigant, that has been detected in drinking water wells.	0.25
FL DRYCLEANERS	A listing of registered dry cleaners in FL	0.25
Tier 2	Sites having large storage capacity of hazardous substances	0.25
NPDES	National Pollutant Discharge Elimination System	TP
INDIAN RESERV	Sites that lie within the boundaries of Indian Reservations	1.00
SRCD DRYCLEANERS	State coalition of registered dry cleaners listing	0.50
Priority Cleaners	Priority Ranking List for dry-cleaning facilities	
Coal Gas	Former coal gas sites	1.00
COAL ASH EPA	EPA-listed sites with surface impoundments containing coal ash	0.50
COAL ASH DOE	Power plants that store coal ash in surface ponds	TP
NPDES	Wastewater Facility Regulation Database	TP
US Financial Assurance	Past and present hazardous waste TSDFs	TP
FL Financial Assurance	Financial assurance listings	TP
FUSRAP	DOE-identified sites with radioactive contamination	1.00
PRP	A listing of verified Potentially Responsible Parties	TP
US AIRS	EPA Air pollution point sources	TP
FL AIRS	FDEP Air pollution point sources	TP
Asbestos	Asbestos notification listing	TP
Lead Smelters	Former lead smelter site locations	TP
2020 Corrective Action	Sites expected to require RCRA corrective action	0.25
EPA Watch List	Sites with suspected or alleged regulatory violations	TP
PCB Transformer	Registration database for transformers containing PCBs	TP

Table 5-1. Summary of Regulatory Databases Searched

Database	Description*	Radius (miles)
EDR Manufactured Gas Plants	Former manufactured gas sites	1.00
EDR Hist Auto Stations	Listing of former gas stations assembled by EDR	0.125
EDR Historical Cleaners	Listing of former dry cleaners assembled by EDR	0.125
IHS Open Dumps	A listing of all open dumps located on Indian Land in the U.S.	0.50
Abandoned Mines	An inventory of land and water impacted by past mining activities	0.25
Docket HWC	Federal Agency Hazardous Waste Compliance Docket Facilities	TP
UXO	A listing of unexploded ordnance site locations	1.00
ECHO	Compliance and enforcement information for regulated facilities	TP
Fuels Program	EPA Fuels Program Registered Listings	0.25

* See Database Reference Guide in EDR report for complete definitions. TP – target property (subject property)

5.1 SUBJECT PROPERTY

Portions of the subject property were identified by EDR Radius Report as being listed in two regulated databases.

- Newbern Groves, 15315 North Nebraska Avenue.** This facility was identified as an AST facility due to a 500-gallon unleaded gasoline, two 8,000-gallon unleaded gasoline, one 8,000-gallon vehicular diesel, and one 5,000-gallon fuel oil (onsite heat) AST. According to Mr. Shepard, the site owner, the historic tanks were located in the northwest portion of the site. According to the EDR report, each of the ASTs had been removed by 1992 except for the 5,000-gallon heating oil AST which is reportedly “in service.” Terracon contacted the Environmental Protection Commission (EPC) of Hillsborough County for closure reports of the onsite ASTs which were removed by 1992. According to Ms. Pat Pons of the Waste Division, no electronic files were available for this facility’s ASTs; however, she noted that a closure report may exist in the paper files at the office. Due to the Centers for Disease Control and Prevention (CDC) and local guidelines during the COVID-19 pandemic, the paper files were not available for review. PHE personnel attempted to visit the EPC offices on November 10, 2020, but access was denied. The lack of information regarding the historic onsite petroleum storage including the locations of the ASTs and closure documentation represents a significant data gap. This AST, which currently contains Bunker C oil, was observed on the Amazing Marine property during the site reconnaissance and is discussed in further detail in **Section 5.4**. This 5,000-gallon AST represents a REC to the site.
- S&S Trust, 15115 North Nebraska Avenue.** This west adjoining property was registered as a Conditionally Exempt Small Quantity Generator (CESQG) of hazardous waste in 2002. No additional information was provided. CESQGs, now known as Very Small Quantity Generators (VSQGs) of hazardous waste, generate no more than 220 pounds of hazardous waste per month. Although S&S Trust is a former owner of the subject property, the address provided is located adjacent to, but not on, the subject property. It is unknown if the hazardous waste-generating activities were performed onsite or offsite.

5.2 SURROUNDING PROPERTIES

The EDR database search report identified five facilities or locations within 1/8 mile of the subject property that were included in one or more regulatory databases:

- **O'Reilly Auto Parts, 15115 North Nebraska Avenue.** This west adjoining facility is listed as a UST and LUST facility. This facility historically operated as the Patriot Truck Stop which utilized five 3,000-gallon USTs containing gasoline, kerosene, and diesel fuel and one 4,000-gallon diesel fuel UST. These USTs were installed before 1975. By 1990, each of the USTs were reportedly removed or closed-in-place. By 1990, three USTs with volumes of 4,000 gallons, 6,000 gallons, and 10,000 gallons were installed at the property; all three were subsequently removed in 2002. In 1990 and 1992, discharges were reported, and assessment and remediation were conducted between 1996 and 2004. A Site Rehabilitation Completion Order (SRCO) was issued for the property. In 2018, two 3,000-gallon kerosene USTs, one 550-gallon waste oil UST, and an oil-water (O/W) separator were discovered during the redevelopment of the property. Petroleum impacts were not detected in the soils surrounding the USTs and O/W separator. Based on the completed cleanup status, this facility does not represent a REC to the site.
- **L & DC Services, 15107 North Nebraska Avenue.** This west adjoining facility is listed as a RCRA VSQG of hazardous waste in 1997. No additional information was provided. This address was also identified by EDR as automotive repair shops from 1971 through 2003. Based on the lack of reported discharges or violations, this facility does not represent a REC to the site.
- **Tire Kingdom #6975, 15113 North Nebraska Avenue.** This west adjoining facility is listed as a RCRA VSQG of ignitable waste, lead, mercury, and tetrachloroethylene in 2018. No discharges or violations have been reported for this facility. Based on the lack of reported discharges or violations and the reported groundwater flow direction away from the site, this facility does not represent a REC to the site.
- **Walmart Supercenter #3197, 15302 North Nebraska Avenue.** This facility, located on the west side of Nebraska Avenue, is listed as a RCRA SQG as of 2019 for over 47 different types of characteristic and listed hazardous waste types. Most of these waste streams related to expired materials or products, including pharmaceuticals. Based on the lack of reported discharges or violations, this facility does not represent a REC to the site.
- **Demert Brands, Inc., 15402 North Nebraska Avenue.** This facility, located on the west side of Nebraska Avenue, is listed as a RCRA SQG as of 2014 for ignitable wastes and spent solvents. Based on the lack of reported discharges or violations, this facility does not represent a REC to the site.
- **Metro Self Storage, 14902 North 12th Street.** This south adjoining facility was historically part of an asphalt plant, occupied by the Cone Brothers Construction, from the 1960s until the mid-1970s and the Hardaway Company until the early 1980s. The facility historically operated seven ASTs and one UST of various petroleum products including diesel and Bunker C oil. A discharge was reported in 1991 and numerous assessments were performed through 2020. The property is currently undergoing Natural Attenuation

Monitoring (NAM). According to the most recent January 2020 Semi-Annual NAM Report, groundwater flow was measured to the northwest, toward the site; however, the plume of impacted groundwater appears to be located approximately 600 feet south of the site. Based on the substantial distance, this facility does not represent a REC to the subject property.

This address is also listed in the EDR Report as Hardaway Co. This facility was registered as a RCRA-SQG from 1991 until 2011. As of 2011, they are no longer registered as a generator of hazardous waste. Based on the lack of reported discharges or violations, this facility does not represent a REC to the subject property.

- **Wawa #5154, 804 East Bearss Avenue.** This nearby facility is located in multiple databases due to hazardous waste generation as well as the presence of underground storage tanks (USTs), and minor spills. The facility is listed as a RCRA-VSQG for ignitable and benzene-containing wastes (i.e., gasoline). No violations were reported.

The facility currently contains five USTs: one 12,000-gallon gasoline tank; one 12,000-gallon diesel fuel tank; and three 20,000-gallon gasoline tanks. No subsurface releases from these tanks were reported.

This facility has also reported three minor surface spills: a spill of 20 gallons of gasoline on July 31, 2015; a spill of 5 gallons of gasoline on March 22, 2016; and a spill of 2 gallons of diesel fuel on January 15, 2018. All instances were reportedly closed out.

Given the small volumes of these spills and lack of other releases, this facility does not represent a REC to the subject property.

- **Historical Auto Service Centers/Gas Stations.** In addition to the above, EDR's review of historical city directories and other sources has identified the following:
 - **14975 North Nebraska Avenue.** Motorcycle dealer and repairers, 1975.
 - **15301 North Nebraska Avenue.** Automobile repairing, 1966.
 - **15315 North Nebraska Avenue.** Gas station, 1969-1974.
 - **15405 North Nebraska Avenue.** Automobile repair shop, 1986-1987.
 - **728 East Bearss Avenue.** Gas station, 1976.

A copy of the Radius Map Report from EDR is included in **Appendix H**.

6.0 EVALUATION

On the basis of the foregoing interviews, site reconnaissance, records search, and the resulting information assembled, the following RECs and other potential concerns have been identified for the subject property. The findings and recommendations identified in this section are based upon the data gathered herein, subject to the data gaps identified in **Section 6.1**.

6.1 DATA GAPS

Data gaps are defined by ASTM as “a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information.” Data gaps may be considered significant if they have the potential to substantially affect the outcome of the findings and conclusions of the report. Other data gaps may be considered inconsequential based on a variety of factors, including the type or nature of the site, the availability of alternative sources of information, or the projected usefulness of the missing data. ASTM Phase I protocols require the Environmental Professional preparing the Phase I ESA report to identify data gaps and include a statement regarding the significance of any such gaps.

The following data gaps were identified with respect to this Phase I ESA for the subject property:

- Several ponds were present on the site historically which appear to have been filled in by 1999. The unknown source of the fill material represents a **significant data gap**.
- During preparation of the prior Phase I ESA, Terracon contacted the Environmental Protection Commission (EPC) of Hillsborough County for closure reports of the onsite ASTs which were removed by 1992. According to Ms. Pat Pons of the Waste Division, no electronic files were available for Newbern Groves’ ASTs; however, she noted that a closure report may exist in the paper files at the office. Due to the Centers for Disease Control and Prevention (CDC) and local guidelines during the COVID-19 pandemic, the paper files were not available for review. PHE personnel attempted to visit the EPC offices on November 10, 2020; however, access was denied. The lack of information regarding the historic onsite petroleum storage including the locations of the ASTs and closure documentation represents a **significant data gap**.
- Sanborn Fire Insurance Maps do not exist for the subject property or immediate surrounding areas. **This data gap is considered to be of minor significance.**

6.2 FINDINGS AND CONCLUSIONS

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM E1527-13 for the property located at 1006 East Bearss Avenue, Lutz, Hillsborough County, Florida, herein referred to as the “subject property” or “site”. Any exceptions to, or deletions from, this practice are described in **Sections 1.2** and **6.1** of this report.

6.2.1 RECOGNIZED ENVIRONMENTAL CONDITIONS (RECs)

This assessment has revealed no evidence of RECs in connection with the subject property except for the following:

- The potential accumulation of agrichemicals, particularly arsenic, attributed to previous on-site routine grove maintenance from at least 1949 until 1992 and the potential for impact to the subsurface in the northern portion of the site where pesticide mixing/storage may have occurred represent RECs to the site.
- The poor housekeeping practices characterized by stained soil and pavement, dumping areas, unlabeled drums, a sink that appeared to discharge to the ground, the 5,000-gallon AST, improperly abandoned temporary well points, and the presence of a septic system during the operation of a repair facility with apparent storage and use of petroleum and hazardous materials at the Amazing Marine property represent RECs at the site.
- Monosodium methyl arsenate or disodium methyl arsenate was commonly applied at golf tee boxes and greens for crabgrass control. The potential for residual arsenic in surficial soil at the on-site driving range green represents a REC to the site.
- The west adjoining railroad represents a REC based on the potential for creosote (petroleum/aromatic hydrocarbon compounds) and arsenic-based herbicide impacts to the subsurface.

6.2.2 CONTROLLED RECs

No controlled RECs were identified at the subject property.

6.2.3 HISTORICAL RECs

No historical RECs were identified at the subject property.

6.2.4 DE MINIMIS CONDITIONS

No *de minimis* conditions were observed.

6.2.5 OUT-OF-SCOPE CONSIDERATIONS

During the preparation of this Phase I ESA, PHE obtained information regarding out-of-scope environmental or health and safety conditions with respect to the subject property. As a value-added service only, PHE has provided a brief summary of these items. Please note, however, that this list is not intended to be comprehensive or exhaustive.

Radon

Hillsborough County has been designated as Radon Zone 2 by the EPA. Sites within Radon Zone 2 have average indoor radon levels greater than 2.0, but less than 4.0, picoCuries/liter (pCi/L). The designated EPA Action level for radon is 4.0 pCi/L.

The Radius Report provided by EDR contains some baseline radon information for Hillsborough County. The National Radon Database has been developed by the EPA and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 through 1992 and has been supplemented by information collected at private sources, such as universities and research institutions.

A total of 181 sites were tested for radon in Hillsborough County as part of the National Radon Database study. Of these, 7 percent of the samples collected on the first floor living space contained radon levels in excess of the EPA Action level of 4.0 pCi/L (none of the samples collected exceeded 20 pCi/L). The average radon level for first floor living areas was 0.940 pCi/L.

For basement levels, 50 percent of the samples collected on the first floor living space contained radon levels in excess of 4.0 pCi/L (none of the samples collected exceeded 20 pCi/L). The average concentration of basement radon levels was 2.080 pCi/L.

In addition to the EPA data, PHE reviewed the Radon Protection Map at the Florida Department of Health website for large buildings developed by the Florida Department of Business and Professional Regulation (DBPR). Greater than 5 percent of all such new buildings in Hillsborough County are expected to have annual radon levels above the EPA action level of 4.0 pCi/L of air. The site lies in an area of Polk County where DBPR has determined that passive radon controls are generally recommended for new buildings.

Asbestos-Containing Materials and Lead-Based Paint

Due to the age of the building associated with Amazing Marine, the potential for asbestos-containing materials (ACM) and lead-based paint (LBP) exists. The buildings should be surveyed for these and other hazardous materials prior to demolition.

Hazardous Waste Disposal

An excessive amount of waste being improperly stored, including potentially hazardous waste such as cathode ray tube (CRT) televisions and monitors; broken fluorescent light tubes, electronic waste, tires, and discarded boat motors, were observed at Amazing Marine. These materials need to be characterized and disposed of properly.

6.3 OPINION OF ENVIRONMENTAL PROFESSIONAL

Based on a review of the information assembled during the preparation of this Phase I ESA, the Environmental Professional provides the following opinions with respect to RECs identified at the property:

- Shallow soil sampling is recommended to inspect for impacts from pesticide application at the site based on its prior use for agricultural purposes and its current use as a driving range.
- Sampling should be conducted throughout Amazing Marine in areas where waste, drums, and other hazardous materials are stored. Sampling should also be conducted adjacent to the ASTs and in areas of stained soils.

7.0 REFERENCES

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United States Geologic Survey, 1944, 1945, 1949, 1956, 1969, 1981,1987, 1995, and 2012.
Lakeland and Auburndale, FL Quadrangles. Current and Historical Topographic Maps.
Provided by Environmental Data Resources, Inc. October 29, 2020.

APPENDIX A

Figures

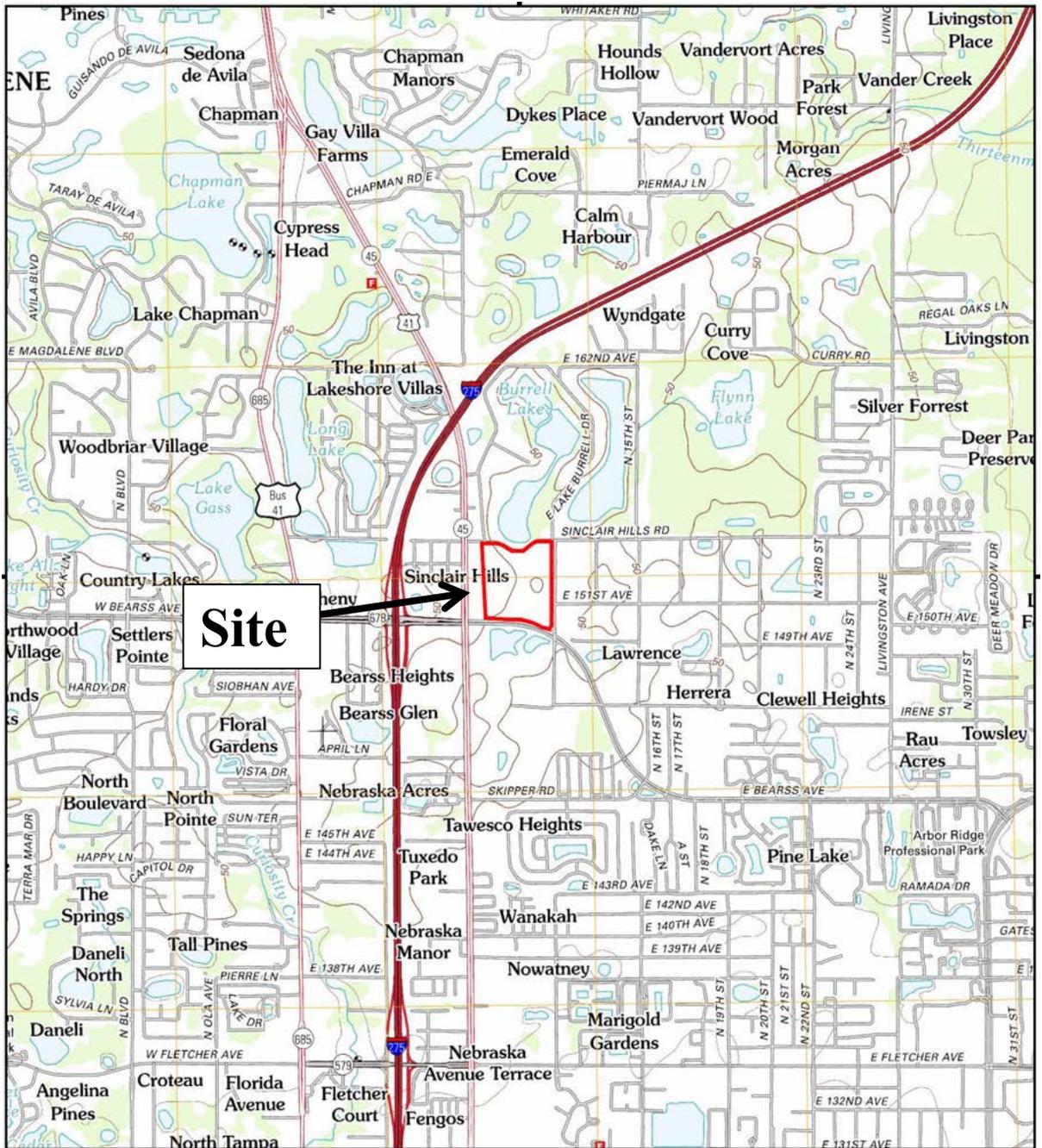


Figure 1.
Site Location Map

Scale: As Shown

Source:
EDR



INQUIRY #: 6245498.11

YEAR: 2017

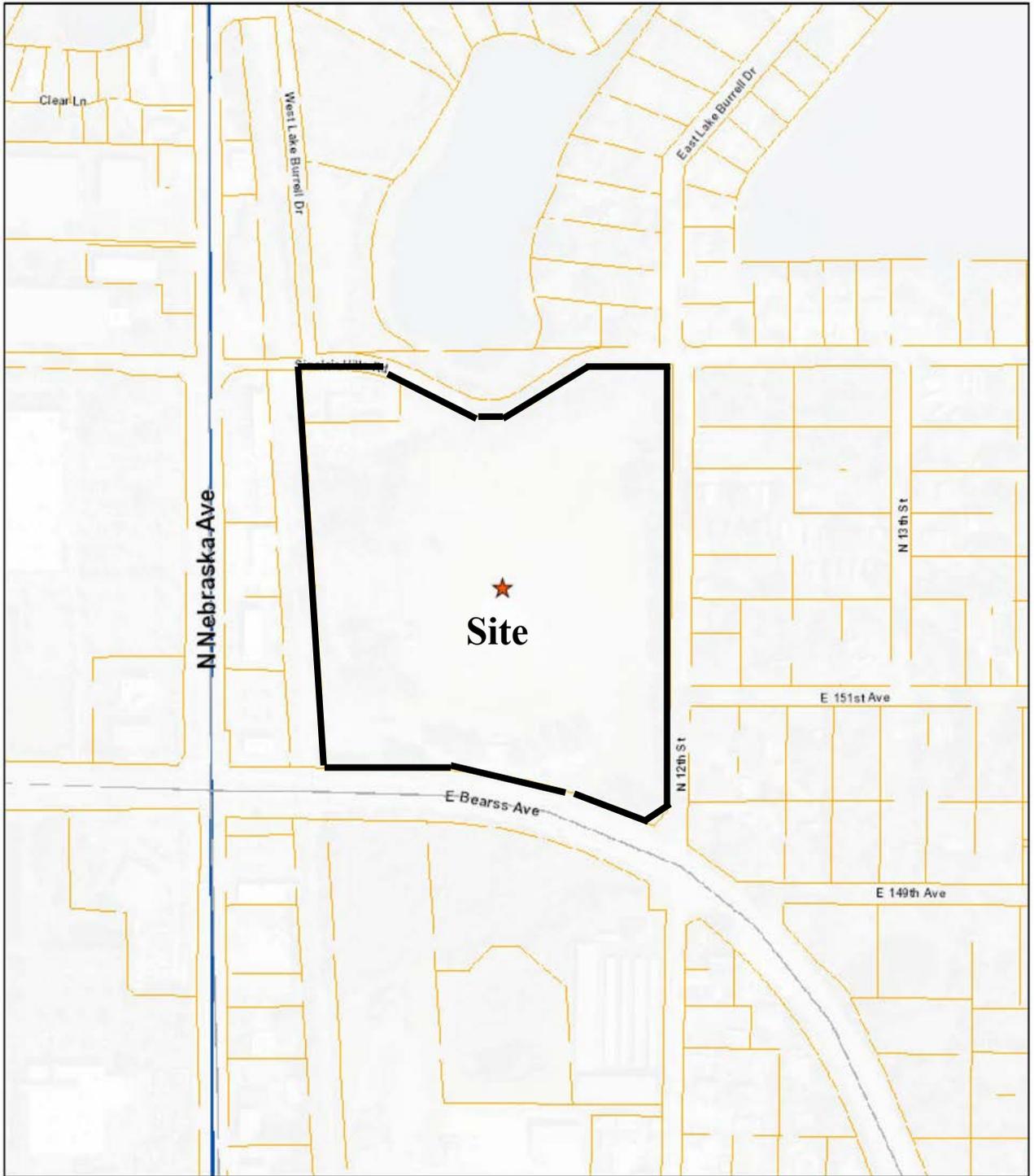
1" = 500'



Figure 2.
2017 Aerial Photograph

Scale: As Shown

Source:
EDR



December 4, 2020



Figure 3.
Tax Map

Scale: As Shown

Source:
Hillsborough County
Property Appraiser's Office

APPENDIX G

Photographs



Photo 1: 5,000-gallon Bunker C oil AST at Amazing Marine.



Photo 2: 110-gallon oil AST and drums at Amazing Marine.



Photo 3: One of 3 temporary well points at Amazing Marine. Note stained ground surface.



Photo 4: Typical view of material and waste storage at Amazing Marine.



Photo 5: Typical view of material and waste storage at Amazing Marine.



Photo 6: Typical view of used or damaged cars at Amazing Marine.



Photo 7: Waste/broken mercury-containing bulbs improperly stored at Amazing Marine.



Photo 8: Typical old, damaged, and/or rusted drums observed across the Amazing Marine property.



Photo 9: View of north side of Blitzkrieg Paintball south of Amazing Marine.



Photo 10: Typical view of Blitzkrieg Paintball site.



Photo 11: Typical view of Blitzkrieg Paintball site.



Photo 12: Typical View of driving range at Golf Grove facility.



Photo 13: Typical View of driving range at Golf Grove facility.



Photo 14: Abandoned 55-gallon drum on far west side of Golf Grove site.

REPORT



DRAFT **Phase I Environmental Site Assessment (ESA)** **for**

U.S. Highway 301 & Sligh Avenue
Tampa, Hillsborough County, Florida

December 2020



Prepared for:

U.S. General Services Administration, Region 4
Public Building Service
Southeast Sunbelt Region
Atlanta, Georgia

Prepared by:

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DRAFT PHASE I ENVIRONMENTAL SITE ASSESSMENT (ESA)

FOR

U.S. HIGHWAY 301 & SLIGH AVENUE

**CITY OF TAMPA
HILLSBOROUGH COUNTY, FLORIDA**

“I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in § 312.10 of 40 CFR Part 312 Subpart B.”

“I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.”

A handwritten signature in black ink, appearing to read "Christopher Rua".

Christopher Rua, CHMM
Project Manager
Potomac-Hudson Engineering, Inc.

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APPENDIX H: Radius Map Report

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EXECUTIVE SUMMARY

Potomac-Hudson Engineering, Inc. (PHE) conducted a Phase I Environmental Site Assessment (ESA) pursuant to the guidelines (E 1527-13) of the American Society for Testing and Materials (ASTM) and the United States Environmental Protection Agency's (EPA) "*Standards and Practices for All Appropriate Inquiries*" (40 *Code of Federal Regulations* [CFR] Part 312). The Phase I ESA includes interviews with key personnel, review of historical documents, maps and aerial photographs, and a site inspection. The purpose of the Phase I ESA is to identify Recognized Environmental Conditions (RECs), including both controlled and historical RECs, at the site resulting from past and present usage or condition of the property. This Phase I ESA provides an update of a previous Phase I ESA performed for this property by Terracon Consultants, Inc. (Terracon) in May 2020.

The site is an approximately 51.56-acre property located at the southwest corner of U.S. Highway 301 and East Sligh Avenue in Tampa, Hillsborough County, Florida. The site is identified as Hillsborough County Folio Nos. 040329-0100 and 040327-0150. The site is currently undeveloped and heavily wooded with unpaved access roads extending north to south from East Sligh Avenue and from east to west to the approximate center of the site from North U.S. Highway 301.

The site has existed as mostly undeveloped, wooded land since at least 1938. In the 1943 topographic map, a building is present along U.S. Highway 301 in the east portion of the site. The use of the building is unknown, which represents a data gap. Aside from unpaved access roads and minor areas of clearing, the site has remained undeveloped based on a review of historic aerial photographs and topographic maps. A physical address was not identified for the site and therefore city directory listings were not available, which represents a data gap. Based on the undeveloped nature of the site (aside from the building present in 1943), this is not considered significant.

During preparation of the May 2020 Phase I ESA, Terracon requested their client provide any previous environmental reports and geotechnical reports they are aware of for the site. The site owner representative provided Terracon with a Boring Location Map, Auger Boring Profiles, and Standard Penetration Test (SPT) Boring Profiles, all dated January 15, 2020, from a geotechnical evaluation conducted by GHD. The boring logs did not indicate that buried debris was encountered during the soil borings, and no documentation of unusual odors or stained soils was listed on the boring logs.

The site currently exists as undeveloped wooded land with unpaved access roads extending north to south from East Sligh Avenue and from east to west to the approximate center of the site from North U.S. Highway 301. At the entrance to the north end of the site from East Sligh Avenue and along the unpaved access road which extends from north to south through the central portion of the site, numerous areas of dumped material were observed. The dumped material was mainly concentrated in the northern half of the site and decreased in volume from north to south. The material consisted of numerous tires, furniture, concrete and wood debris, demolition debris, plastic pipe, household debris, and a variety of other trash. One and five-gallon containers were observed in one of the piles but staining or any other indication of a release of petroleum or hazardous materials was not observed. In addition, large diameter reinforced concrete pipe and corrugated plastic pipe was stored in the central portion of the site east of the unpaved road. These appeared to have been planned for utility conduits (e.g., wastewater or stormwater conveyances)

previously, perhaps when a prior effort was made to develop the site which had created the unpaved roads.

Based upon the information gathered pursuant to the preparation of this report, the following REC has been identified for the subject property:

- Based upon a review of historical topographic maps, the site formerly contained at least one small structure, possibly a residence. The former presence of a building onsite presents the possibility that an underground storage tank (UST) used for heating oil or a septic tank system used for wastewater disposal may have been present onsite. This is considered a REC.

Based upon the information gathered pursuant to the preparation of this report, the following data failure/data gap has been identified for the subject property:

- Responses from all relevant agencies contacted as part of this Phase I ESA have not yet been received. **This data gap is considered to be of moderate significance.**
- Sanborn Fire Insurance Maps do not exist for the subject property or immediate surrounding areas. **This data gap is considered to be of minor significance.**

1.0 INTRODUCTION

1.1 PURPOSE AND SCOPE

Potomac-Hudson Engineering, Inc. (PHE) conducted a Phase I Environmental Site Assessment (ESA) pursuant to the guidelines (E 1527-13) of the American Society for Testing and Materials (ASTM) and the United States Environmental Protection Agency's (EPA) "*Standards and Practices for All Appropriate Inquiries*" (40 Code of Federal Regulations [CFR] Part 312), commonly referred to as All Appropriate Inquiry (AAI), for the property located at the southwest corner of the intersection of U.S. Highway 301 and East Sligh Avenue in Tampa, Hillsborough County, Florida. This Phase I ESA provides an update of a previous Phase I ESA performed for this property by Terracon Consultants, Inc. (Terracon) in May 2020.

The purpose of an AAI due diligence report is to identify conditions "indicative of releases and threatened releases of hazardous substances, pollutants, contaminants, petroleum and petroleum products, and controlled substances (as defined in 21 United States Code [U.S.C.] 802) on, at, in, or to the subject property." The scope of the definition is intended to include those releases which have occurred onsite, as well as those which have occurred off-site that may migrate onto the subject property.

The purpose of an ASTM Phase I ESA, while similar in scope and nature to an AAI due diligence report, is to determine the existence of "Recognized Environmental Conditions" (RECs) at the subject property. The following is a description of REC as defined in ASTM E 1527-13:

"Recognized Environmental Condition" is defined as "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions."

The ASTM E 1527-13 document also discusses two specific subsets of RECs, namely Controlled RECs and Historical RECs. Per ASTM:

"Controlled Recognized Environmental Condition" is defined as "a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls)."

"Historical Recognized Environmental Condition" is defined as "a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls."

1.2 LIMITATIONS AND EXCEPTIONS OF THE ESA

This Phase I ESA was conducted with the following limitations and exceptions, some of which were established to define the scope of work and focus the assessment:

- Although a limited search for environmental liens and activity use limitations (AULs) for the site was performed by Environmental Data Resources, Inc. (EDR), an exhaustive search for these items was not conducted nor intended as part of this Phase I ESA.

It should be noted that all statements, findings, and conclusions contained in this Phase I ESA are based upon: (i) site conditions at the time of the reconnaissance and inspection of the property; (ii) review of written or illustrated historical documents as available; and (iii) information reported to PHE by others. While there are no indications that the information provided is suspect, PHE does not assume responsibility for errors and omissions in the information assembled to produce this Phase I ESA.

No environmental site assessment can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs in connection with a property, and this practice recognizes reasonable limits of time and cost.

This report has been prepared solely for the benefit of General Services Administration (GSA) (the “User” of this report as defined by ASTM E 1527-13) and may not be relied upon by any other party (except for any designated lending institution) without the written authorization of PHE. PHE assumes no responsibility or liability for third-party use of this Phase I ESA.

2.0 SITE DESCRIPTION

2.1 LOCATION AND GENERAL CHARACTERISTICS

The property (hereafter referred to as the site or subject property) for this report is an approximately 51.56-acre property located at the southwest corner of the intersection of U.S. Highway 301 and East Sligh Avenue in Tampa, Hillsborough County, Florida. The site is identified as Hillsborough County Folio Nos. 040329-0100 and 040327-0150. The site is currently undeveloped and heavily wooded with unpaved access roads extending north to south from East Sligh Avenue and from east to west to the approximate center of the site from North U.S. Highway 301.

The site has existed as mostly undeveloped, wooded land since at least 1943. In the 1943 topographic map, a building is present along U.S. Highway 301 in the east portion of the site. The use of the building is unknown, which represents a data gap. Aside from unpaved access roads and minor areas of clearing, the site has remained undeveloped based on a review of historic aerial photographs and topographic maps. A physical address was not identified for the site and therefore city directory listings were not available, which represents a data gap. Based on the undeveloped nature of the site (aside from the building present in 1943), this is not considered significant.

The location of the site is depicted on the most current 7.5-minute series United States Geologic Survey (USGS) Topographic Map (2012) as shown in **Figure 1**. A recent (2017) aerial photograph for the site is provided as **Figure 2**, and a copy of the tax map for the site is attached as **Figure 3**. Figures 1 through 3 are provided in **Appendix A** of this report.

2.2 PHYSICAL SETTING

2.2.1 TOPOGRAPHY AND HYDROLOGY

The site is located on the Thonotosassa, FL USGS 7.5-minute series Quadrangle (2012), depicted at an approximate scale of 1: 24,000 (1 inch = 2,000 feet) as shown in Figure 1 in **Appendix A**. The map provides a regional overview of the topography in the vicinity of the subject property. Additional site-specific topographic information was found in the Radius Map Report for the site provided by EDR as presented in **Appendix H**. According to the Radius Map Report, the center of the subject property is at an elevation of approximately 14 feet above mean sea level (msl), and the topography of the site is quite flat.

Based on two previous reports (2007 and 2020) reviewed for adjacent properties as part of the Terracon Phase I ESA, groundwater flow was measured to the southeast at the southeast adjoining property and generally to the east at the east adjoining property. The depth to groundwater ranged from land surface to 4.8 feet below land surface (bls) based on site-specific geotechnical information obtained by Terracon in January 2020.

Areas within the northwest, northeast, and central portions of the site lie within the 100-year floodplain as mapped by the Federal Emergency Management Agency (FEMA). Wetland areas as mapped by the National Wetland Inventory and the Florida Department of Environmental Protection (FDEP) are located onsite. Onsite observations indicated that the extent of wetlands onsite was much more extensive than those which are mapped, covering a majority of the site.

Based on a Wetland Credit Purchase Agreement in effect at the site, approximately 8.7 acres of Florida state-only wetlands were purchased by the current property to fulfill the requirements of the Southwest Florida Water Management District (SWFWMD) under a Florida Environmental Resource Permit so as to allow the discharge of clean non-toxic fill material into a wetland.

2.2.2 SOILS

Based on a review of the available information provided in the EDR (**Appendix H**) the soil types found onsite include:

- Basinger, Holopaw, and Samsula soils, depressionial;
- Chobee muck, frequently ponded, 0 to 1 percent slopes;
- Felda fine sand, 0 to 2 percent slopes;
- Floridana fine sand, 0 to 2 percent slopes;
- Immokalee fine sand, 0 to 2 percent slopes;
- Malabar fine sand, 0 to 2 percent slopes.

All of the soils at the site, are nearly level and are poorly drained or very poorly drained. Information provided by the Terracon Phase I ESA indicate the depth to water in the vicinity of the site is general less than 5 feet bls.

2.3 HISTORICAL PROPERTY USE

The historical uses of the site were determined through a review of historical aerial photographs, historical topographic maps, and a chain-of-title search, as well as an interview with the current property owner. City Directory information for the site was also utilized to the extent possible, as well as information obtained from a variety of other sources. The results of these searches are discussed below.

2.3.1 CITY DIRECTORY REVIEW

City directories are public reference materials that contain information concerning property ownership, usage, and other details (e.g., telephone number, the owner's occupation, etc.). They are similar to a telephone directory but typically contain greater amounts of information. They are usually produced annually or semi-annually and are arranged by business or resident name, type of business, and/or street address. These can be valuable resources in determining the prior use or ownership of a property.

City directory listings were not available for the site and the majority of the adjoining properties, which represents a data gap. Based on the undeveloped nature of the site (aside from the building present in 1943), this is not considered significant.

A copy of the City Directory Abstract provided by EDR is included in **Appendix B**.

2.3.2 HISTORICAL MAP REVIEW

2.3.2.1 Sanborn Maps

As stated earlier, EDR conducted a search for Sanborn Fire Insurance Maps which covered the subject property; however, no such maps exist for the subject property or immediately surrounding area.

A copy of the Sanborn Map Report indicating *No Coverage* for the site is included in **Appendix C**.

2.3.2.2 Topographic Maps

Historical and current topographic maps for the site were provided by EDR for the years 1943, 1944, 1974, 1987, 1995, and 2012 (Thonotosassa; 7.5-minute series). A copy of the current (2012) topographic map is provided as Figure 1 in **Appendix A**; copies of all topographic maps are provided in **Appendix D**.

Limited information about the subject property can be obtained from the historical topographic maps due to the small size of the site and the limited level of detail included in a typical topographic map.

The site is depicted as undeveloped and wooded land in the 1943 and 1944 topographic maps, with a large wetland area depicted on the west side of the site. A lone structure is observed in the far east-central portion of the site along U.S. Highway 301. East Sligh Avenue and Maple Lane in the vicinity of the site are depicted as unimproved roads.

In 1974, the wetland area depicted onsite has grown to encompass a majority of the property. The structure is no longer depicted onsite. The west side of the site is bordered by a power line corridor, and a small pond has been created adjacent to the northwest corner of the site.

In the 1987 topographic map, a looping road is depicted onsite, extending southward from East Sligh Avenue, and creating a loop in the center of the property. A new pond has been created onsite in the far northwest corner of the property. Overall development has generally increased in the vicinity of the site.

The looping roadway onsite is no longer depicted in the 1995 topographic map. Additional development has occurred to the adjacent northwest and southeast of the site.

On the 2012 topographic map, the looping roadway appears onsite once again, and the wetland symbology is no longer depicted onsite.

2.3.3 AERIAL PHOTOGRAPH REVIEW

Copies of historical black-and-white aerial photographs for the site were provided by EDR for the years 1938, 1950, 1957, 1965, 1969, 1973, 1976, 1984, 1987, and 1991 (all at scale: 1 inch = 500 feet); color aerial photographs for the site were also provided by EDR for the years 1995, 1999, 2007, 2010, 2013, and 2017 (all at scale: 1 inch = 500 feet). Copies of all aerial photographs provided by EDR are included in **Appendix E**.

Between the 1938 and 1957 aerial photographs, the property is an undeveloped wooded lot. Properties to the east of the site (across U.S. Highway 301) appear to be starting development in the 1957 aerial photograph, while the other surrounding properties remain undeveloped.

Between 1965 and 1973 the subject property remains undeveloped, but a pond is visible near the northwest corner of the property. A trail is observed through the vegetation across the site, extending southward from East Sligh Avenue and continuing offsite to the south. East Sligh Avenue appears to have been extended further to the west of the subject property.

The 1976 aerial photograph shows the subject property remains a wooded lot, but surrounding properties to the north and to the west of the subject property appear to begin development of additional roadways and other properties.

The 1984 aerial photograph shows several significant dirt trails running across the site. The paths are wide and clearly defined, and the site appears to be in a state of being developed. A new pond has been created onsite, likely to drain stormwater and groundwater from the property in order to make the land buildable.

By 1987 the trails have become poorly defined, and potential development of the site appears to have ceased. This trend appears to continue throughout the 1990s and 2000s. The vegetation has become dense, and little change is visible.

In the 2017 aerial photograph, the site appears similar as it does in 2020.

2.3.4 OWNERSHIP AND OPERATIONAL HISTORY

The following information was excerpted from the Terracon Phase I ESA:

“Based on a review of the Hillsborough County Property Appraiser records, the current owner of Hillsborough County Folio No. 040329-0100 is SLIGH 301 LAND TRUST II which acquired the site through a Warranty Deed dated November 16, 2011 from Federal Deposit Insurance Corporation, as Receiver for Superior Bank N.A. In addition, previous owners identified included Daton International, Inc. (1998 – 2011), private owners (1997 – 1998), NationsBank of Florida, N.A. (1993 – 1998), and Azzarelli Development Corp. (prior to 1993). The current owner of Hillsborough County Folio No. 040327-0150 is MURPHY THOMAS J TRUSTEE who acquired the site through Warranty Deeds dated March 6, 2008 from Immobiliaria M.C., Inc. and Nasrallah Builders, Inc. Additional previous owners were not identified.”

2.3.5 REGULATORY AGENCY FILE REVIEW

Earlier this year, Freedom of Information Act (FOIA) requests were sent by Terracon to various regulatory agencies at the local, state, and federal levels in order to obtain additional information concerning the subject property. PHE subsequently supplemented these requests by contacting additional applicable agencies.

The agencies contacted, and responses received, are provided below:

Florida Department of Environmental Protection (FDEP)

According to Mr. Tommy Moore of the FDEP, no records were located associated with the site.

Environmental Protection Commission (EPC) of Hillsborough County

This office was contacted via email on December 22, 2020. A response has not been received by the EPC at the issuance of this report, which represents a data gap.

Southwest Florida Water Management District (SWFWMD)

Four 2-inch diameter monitor wells were plotted on the site in the SWFWMD Well Construction Permit Viewer mapping database. The wells were installed 200 yards west of the intersection of U.S. Highway 301 and East Sligh Avenue in 1992, according to the information available for Well Construction Permit: 529694. The wells were installed to monitor water quality, according to the permit application. These wells were not observed during the site reconnaissance, which represents a limitation; however, based on the location described in the permit application, the wells might actually be located off-site.

Florida Department of Health (FDOH) in Hillsborough County

According to Mr. Steven Drake of the FDOH in Hillsborough County, the site is unlikely to have any septic/sewer or well/water service. The Environmental Health Database (EHD) has no records for the parcels. Mr. Drake noted several hazardous waste markers within the 0.25- and 0.5-mile zones. Additionally, a Cattle Dip Vat (CDV) facility is plotted within the 0.5-mile zone to the west of the site. The location, with Site ID: DOH0017, is located at 6505 N. 78th Street and was verified on February 9, 2006. Based on the distance from the site, this CDV does not represent a REC to the site. A Water Management District (WMD) monitor well was plotted on the site in the GIS drinking water map. More information regarding this feature is discussed above.

Hillsborough County Accela Citizen Portal

A search of the Hillsborough County Citizen Portal did not identify building permits associated with the site.

U.S. Environmental Protection Agency, Region 4

To supplement the Terracon FOIA requests, PHE submitted an electronic information request to the EPA, Region 4 Office on December 22, 2020. No response has been received at the time of delivery of this report, which is considered a data gap.

Additional Agencies

In addition to the above, EDR was also retained to search for building department records at the following agencies:

- Hillsborough County, Development Services, Building & Construction,
- City of Tampa, Construction Services

No records pertaining to the subject property were identified at these offices.

2.3.6 ENVIRONMENTAL LIENS

EDR was retained to obtain a copy of the current property deed and identify any environmental liens or AULs at the subject property as per AAI requirements.

No environmental liens or AULs were identified by EDR for the site (please refer to **Section 4.1** for additional information and limitations regarding this search).

Copies of both the Environmental Lien Report and the current property deed are provided in **Appendix F**.

2.3.7 USER-PROVIDED INFORMATION

PHE was provided with the following items from the User of this report:

- Phase I Environmental Site Assessment, prepared by Terracon Consultants, Inc., dated May 22, 2020
- Phase I(a) Desktop Survey of Cultural Resource Concerns for a Proposed Veterans Administration Lease Acquisition in the City of Tampa, Hillsborough County, Florida, dated April 2020
- Federal Emergency Management Agency (FEMA) Flood Zone Map (National Flood Hazard Layer FIRMette)
- Wetland Credit Purchase Agreement between Bullfrog Creek Mitigation Bank, LLC, owner and Bank Sponsor of Big Bullfrog Creek Mitigation Bank (“Seller”) and The Sligh 301 Land Trust (“Buyer”), dated March 4, 2019

Any pertinent information provided in the above documents has been incorporated into this Phase I ESA report, where applicable and appropriate.

3.0 SITE RECONNAISSANCE

3.1 SITE VISIT

PHE personnel inspected the subject property on November 10, 2020. The weather at the time of the site visit was partly cloudy and humid with a temperature around 80 degrees Fahrenheit.

The site is an approximately 51.56-acre property located at the southwest corner of the intersection of U.S. Highway 301 and East Sligh Avenue in Tampa, Hillsborough County, Florida. The site is identified as Hillsborough County Folio Nos. 040329-0100 and 040327-0150. The site is currently undeveloped and heavily wooded with unpaved access roads extending north to south from East Sligh Avenue and from east to west to the approximate center of the site from the northbound side of U.S. Highway 301. The property is bordered by East Sligh Avenue to the north, beyond which lie commercial development and a canal; to the east by U.S. Highway 301, beyond which also lie commercial development and a canal; to the south by an auto repair shop, hotel, restaurant, and small commercial/industrial park; and to the west by an overhead power line corridor, beyond which is a residential development.

At the entrance to the north end of the site from East Sligh Avenue and along an unpaved access road which extends from north to south through the central portion of the site, numerous areas of dumped material were observed. The material was mainly concentrated in the northern half of the site and decreased in volume from north to south. The material consisted of numerous tires, furniture, concrete and wood debris, demolition debris, plastic pipe, household debris, and a variety of other trash. One and five-gallon containers of paint or other coating material were observed in one of the piles but staining or any other indication of a release of petroleum or hazardous materials was not observed. In addition, large diameter reinforced concrete pipe was stored in the central portion of the site east of the unpaved road. Large diameter corrugated plastic piping was also observed towards the central portion of the site.

Two apparent storm drains, each approximately 2 feet in diameter, were observed along the unpaved access road in the south-central portion of the site. The drains were filled with water.

Much of the site, especially in the central, southern, and western portions, was encompassed by presumed wetland areas. Evidence of wetland conditions was observed through matted leaves, buttressed tree roots, mucky soils, standing water, and hydrophytic vegetation. A pond was observed on the far northwestern portion of the site.

Selected photographs of the site taken during the site inspection are included in **Appendix G**.

3.2 INTERVIEWS

In April 2020, Mr. Scot D. Graf of Terracon interviewed Mr. Adam Harden, Manager of SoHo Capital and a Principal of the Ownership Group. The following was excerpted from the Terracon Phase I ESA:

- He has been associated with the site for 5 years.
- A Phase I ESA was not performed when they acquired the site.

- A geotechnical report for the site had been prepared in 2019. He stated he is unaware of any environmental reports or other geotechnical reports of environmental significance associated with the site.
- The prior use of the site is vacant land.
- In regard to the source of drinking water at the site, he indicated that City of Tampa Utilities are adjacent to the site.
- He has no knowledge of an irrigation well at the site.
- In regard to the sewer service provider, he indicated that City of Tampa Utilities are adjacent to the site.
- The Tampa Electric Company (TECO) provides electrical service to the site.
- He was unsure if natural gas is provided to the site.
- He is unaware of any aboveground or underground petroleum or chemical storage tanks to currently or historically exist on the site.
- He is unaware of any spills or releases of petroleum or hazardous materials.
- He is unaware of any illegal dumping or unpermitted landfilling at the site.
- He is unaware of any environmental concerns associated with the site or the adjoining properties.
- He is unaware of any farms, gasoline stations, dry cleaners, printing shops, automobile mechanic or machine shops or other generators or handlers of petroleum products of hazardous waste at the site or the adjoining properties.
- He is unaware of any pending, threatened, or past environmental litigation, proceedings, or notices of possible violations of environmental laws or liability in connection with the site.

Due to the recent nature of the interviews conducted, it is the opinion of the Environmental Professional that an updated interview of this person is not warranted.

Terracon subsequently requested the client provide any previous environmental reports and geotechnical reports they are aware of for the site. According to the Terracon Phase I, the site owner representative provided a Boring Location Map, Auger Boring Profiles, and Standard Penetration Test (SPT) Boring Profiles all dated January 15, 2020 from a geotechnical evaluation conducted by GHD. The boring logs did not indicate that buried debris was encountered during the soil borings, and no documentation of unusual odors or stained soils was listed on the boring logs.

4.0 USER RESPONSIBILITIES

As stated earlier, the designated “User” of this report is the U.S. GSA, the prospective purchaser of the property. Per ASTM guidelines, certain aspects of a Phase I ESA are designated as the “User’s Responsibility” and therefore are excluded from the scope of work conducted by the consultant (unless otherwise requested by the User). Items designated as User’s Responsibility include potentially confidential information (such as property purchase price); information that may be otherwise collected as part of a property transaction (e.g., chain-of-title documentation); or specific information for which the User may be privy to as part of his or her knowledge of the site or surrounding community. It is the User’s responsibility to convey any specific information or knowledge he or she may possess about the subject property pursuant to the items listed below to the Environmental Professional preparing this report.

Items defined as User’s Responsibility per ASTM E 1527-13 are described below.

4.1 ENVIRONMENTAL LIENS AND ACTIVITY USE LIMITATIONS

An exhaustive search for environmental liens or AULs (e.g., deed restriction) for the property was not conducted. Environmental liens and AULs are typically uncovered during routine property transaction processes, such as performing a review of the current property deed and compiling a chain-of-title.

Although not required by ASTM as indicated, PHE conducted a limited search for environmental liens on the property through EDR. EDR also provided PHE with a copy of the current property deed. Based on a cursory review, no environmental liens or AULs were identified for the property.

However, as stated earlier, the current property is presently subject to a Wetlands Credit Purchase Agreement with the Big Bullfrog Creek Mitigation Bank. According to an unsigned copy of the agreement provided to PHE, the current owner (The Sligh 301 Land Trust) has agreed to purchase 8.7 State-Only Freshwater Forested Wetland Credits from the Big Bullfrog Creek Mitigation Bank. The agreement states that *“This Agreement shall inure to the benefit of and be binding upon the successors and assigns of Seller and Buyer, as the case may be, and their respective successors and assigns.”*

The Environmental Liens Search Report, current property deed, and Wetlands Credit Purchase Agreement are included in **Appendix F** of this report.

4.2 SPECIALIZED OR ACTUAL KNOWLEDGE OR EXPERIENCE

PHE assumes that all specialized and/or actual knowledge of the User regarding the subject property has been made known to PHE. The User bears responsibility to provide all commonly known or reasonably ascertainable information obtained by the User to PHE.

4.3 EVALUATION OF PURCHASE PRICE

The User is responsible for identifying the appropriate root cause if the subject property’s purchase price is significantly lower than fair market value of the property assuming the property was not

contaminated. If the property is being offered at a significantly lower price than would normally be expected, the User should attempt to identify the reason(s) for the reduced prices.

Based upon his or her knowledge of the site in connection to the purchase prices and other factors, the User must consider the degree of obviousness of the presence or likely presence of releases or threatened releases at the property.

4.4 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION WITHIN THE COMMUNITY

The User must take into account any commonly known or reasonably ascertainable information within the local community about the property. If the User is aware of any commonly known or reasonably ascertainable information within the local community about the property that is material to recognized environmental conditions in connection with the property, the User should communicate such information to PHE.

5.0 REGULATORY DATABASE SEARCH

EDR was retained to perform a computerized search of various regulatory databases regarding the subject property and/or surrounding properties. The search radii for each database were based on the recommendations made in ASTM E 1527-13 as minimum search distances.

The records and associated search radii that were reviewed during the computerized database search are presented below. The search included federal, state, local, and Indian Tribal databases. **Table 5-1** provides a summary of the regulatory databases searched by EDR.

Table 5-1. Summary of Regulatory Databases Searched

Database	Description*	Radius (miles)
EPA NPL	Sites designated for Superfund cleanup	1.00
De-listed NPL	National Priority List deletions	1.00
Proposed NPL	Proposed National Priority List Sites	1.00
NPL Liens	Superfund liens by EPA	1.00
SEMS	Potential CERCLA sites reported to EPA and currently under review	0.50
FEDERAL FACILITY	NPL/BRAC sites in CERCLIS database involving FERRO	0.50
SEMS ARCHIVE	EPA No Further Remedial Action Planned Site	0.50
CORRACTS	Sites with completed or ongoing corrective actions under RCRA	1.00
EPA RCRA-TSDF	Facilities that treat, store, or dispose of hazardous materials	0.50
EPA RCRA-LQG	Sites that generate large quantities of hazardous materials	0.25
EPA RCRA-SQG	Sites that generate small quantities of hazardous materials	0.25
EPA RCRA-VSQG	Sites that generate very small quantities of hazardous materials	0.25
FL HW GEN	Florida state-level hazardous waste generators	0.25
US ENG CONTROLS	EPA sites with pathway elimination methods (caps, liners, etc.)	0.50
US INST CONTROLS	EPA sites with closed case(s) with restrictions	0.50
LUCIS	Land use control information, Navy base realignment & closure	0.50
EPA ERNS	Sites with previous hazardous waste spills	TP
SHWS	FL State-Funded Action Sites	1.00
SWF/LF	Solid Waste Facilities/Landfill Sites	0.50
FL HWS RE-EVAL	Inactive contaminated sites in NJ undergoing reevaluation	1.00
FL HIST HWS	Sites with ongoing remediation or engineering/institutional controls	TP
FL RGA HWS	Archived/inactive hazardous waste sites	TP
FL SWF/LF	Solid waste disposal/landfill sites	0.50
FL RGA LF	Archived/inactive landfills	TP
FL LUST	Sites with leaking USTs	0.50
FL HIST LUST	Closed or inactive sites with leaking USTs in NJ	0.50
FL RGA LUST	Archived/inactive leaking UST sites	TP
INDIAN LUST	Sites with leaking USTs on Indian land	0.50
UST	Sites with registered USTs	0.25
FF Tanks	A listing of federal facilities with storage tanks.	0.25

Table 5-1. Summary of Regulatory Databases Searched

Database	Description*	Radius (miles)
INDIAN UST	Sites with registered USTs on Indian land	0.25
FEMA UST	FEMA-owned USTs	0.25
TANKS	Listing of storage tank facilities in FL	0.25
HIST MAJOR FACILITIES	Former sites having large storage capacity of hazardous substances	0.50
FL ENG CONTROLS	FL sites with pathway elimination methods (caps, liners, etc.)	0.50
FL INST CONTROLS	FL sites with closed case(s) with restrictions	0.50
FLVCP	Sites/facilities enrolled in the Voluntary Cleanup Program	0.25
INDIAN VCP	Sites/facilities enrolled in a Voluntary Cleanup Program on Indian land	0.50
U.S. Brownfields	Suspected soil and/or groundwater contamination sites	0.50
FL Brownfields	FL suspected soil and/or groundwater contamination sites	0.50
Debris Region 9	Illegal dump site locations on Torres Martinez Indian Reservation	0.50
ODI	Open dumps inventory (non-compliance disposal facilities)	0.50
INDIAN ODI	Open dumps inventory (non-compliance disposal facilities) of sites on Indian land	0.50
SWRCY	Approved Class B recycling facilities	0.50
NJ HIST LF	Solid waste facility directory (landfills)	0.50
CDL	Clandestine drug labs	TP
US CDL	National Clandestine Laboratory Register	TP
US HIST CDL	Former clandestine drug labs	TP
PFAS	PFOS and PFOA-contaminated sites	0.50
DWM CONTAM	Known sites with contamination but currently not actively being remediated due to funding	0.50
LIENS 2	CERCLA lien information	TP
HMIRS	Hazardous spill incidents reported to DOT	TP
FLSPILLS	Hazardous material incidents with land contamination as reported to FDEP	TP
FL SPILLS 90	Chemical, oil, or hazardous substance spills recorded after 1990	TP
FL SPILLS 80	Chemical, oil, or hazardous substance spills recorded before 1990	TP
FL Cleanup Sites	FDEP Cleanup Sites – Contamination Locator Map Listings	TP
DOT OPS	DOT pipeline safety incident and accident data	TP
DOD	Department of Defense sites	1.00
FUDS	Formerly Used Defense Sites	1.00
CONSENT	Legal settlements that establish responsibility and standards for cleanup of NPL sites	1.00
ROD	Record of decision files for NPL sites	1.00
UMTRA	Uranium Mill Tailings Sites	0.50
SITE INV SITES	Sites listed in the FDEP Site Investigation Section	0.50
US MINES	Mine Master Index File	0.25
MINES MRDS	Mineral Resources Data System	TP
Abandoned Mines	Abandoned mine sites	0.25

Table 5-1. Summary of Regulatory Databases Searched

Database	Description*	Radius (miles)
TRIS	Facilities that release toxic chemicals to air, water, or land in quantities reportable under SARA	TP
TSCA	Toxic chemical use or storage (includes PCBs and asbestos)	TP
FTTS	FIFRA (Federal Insecticide, Fungicide & Rodenticide Act)/ TSCA (Toxic Substances Control Act) Tracking System	TP
HIST FTTS	Complete case listing of FIFRA/TSCA	TP
FL Cattle Dipping Vats	Sites with cattle dipping vats	0.25
SSTS	Section 7 Tracking Systems	TP
ICIS	National enforcement and compliance program support	TP
PADS	PCB activity database of EPA	TP
MLTS	Sites which possess or use radioactive material	TP
RADINFO	Facilities regulated for radiation and radioactivity	TP
FINDS	Facility information and pointers from EPA	TP
RAATS	Enforcement actions under RCRA	TP
RMP	Sites required by EPA to implement Risk Management Plans	TP
UIC	Sites with underground injection control wells	TP
FL MANIFESTDEBD	Ethylene dibromide (EDB), a soil fumigant, that has been detected in drinking water wells.	0.25
FL DRYCLEANERS	A listing of registered dry cleaners in FL	0.25
Tier 2	Sites having large storage capacity of hazardous substances	0.25
NPDES	National Pollutant Discharge Elimination System	TP
INDIAN RESERV	Sites that lie within the boundaries of Indian Reservations	1.00
SRCD DRYCLEANERS	State coalition of registered dry cleaners listing	0.50
Priority Cleaners	Priority Ranking List for dry-cleaning facilities	
Coal Gas	Former coal gas sites	1.00
COAL ASH EPA	EPA-listed sites with surface impoundments containing coal ash	0.50
COAL ASH DOE	Power plants that store coal ash in surface ponds	TP
NPDES	Wastewater Facility Regulation Database	TP
US Financial Assurance	Past and present hazardous waste TSDFs	TP
FL Financial Assurance	Financial assurance listings	TP
FUSRAP	DOE-identified sites with radioactive contamination	1.00
PRP	A listing of verified Potentially Responsible Parties	TP
US AIRS	EPA Air pollution point sources	TP
FL AIRS	FDEP Air pollution point sources	TP
Asbestos	Asbestos notification listing	TP
Lead Smelters	Former lead smelter site locations	TP
2020 Corrective Action	Sites expected to require RCRA corrective action	0.25
EPA Watch List	Sites with suspected or alleged regulatory violations	TP
PCB Transformer	Registration database for transformers containing PCBs	TP

Table 5-1. Summary of Regulatory Databases Searched

Database	Description*	Radius (miles)
EDR Manufactured Gas Plants	Former manufactured gas sites	1.00
EDR Hist Auto Stations	Listing of former gas stations assembled by EDR	0.125
EDR Historical Cleaners	Listing of former dry cleaners assembled by EDR	0.125
IHS Open Dumps	A listing of all open dumps located on Indian Land in the U.S.	0.50
Abandoned Mines	An inventory of land and water impacted by past mining activities	0.25
Docket HWC	Federal Agency Hazardous Waste Compliance Docket Facilities	TP
UXO	A listing of unexploded ordnance site locations	1.00
ECHO	Compliance and enforcement information for regulated facilities	TP
Fuels Program	EPA Fuels Program Registered Listings	0.25

* See Database Reference Guide in EDR report for complete definitions. TP – target property (subject property)

5.1 SUBJECT PROPERTY

The subject property was not identified by EDR Radius Report as being listed in any regulated databases.

5.2 SURROUNDING PROPERTIES

The EDR database search report identified five facilities or locations within 1/8 mile of the subject property that were included in one or more regulatory databases:

- Hughes Supply, Inc., 6526 U.S. Highway 301.** The following summary was excerpted from the Terracon Phase I ESA: *“This east adjoining property is listed in the AST, UST, and LUST databases and was located approximately 275 feet east of the site, across US Highway 301. In 2002, an abandoned 3,000-gallon bare steel UST was discovered at the property. Approximately 2,000 gallons of “what appeared to be weathered gasoline” was found within the tank. During the removal of the UST, petroleum impacted soil and groundwater was encountered. A dissolved hydrocarbon plume was delineated in the vicinity of the former UST area. Approximately 1,520 tons of petroleum impacted soil was excavated and remedial actions were conducted to address the impacted groundwater, including limited air sparging. Post-remedial sampling revealed the presence of petroleum hydrocarbons in the soil and groundwater above Cleanup Target Levels (CTLs). The facility underwent Natural Attenuation Monitoring (NAM) through 2007. Groundwater flow was reported generally toward the east. On September 10, 2007, the FDEP issued a Site Rehabilitation Completion Order (SRCO) for the 2002 discharge. Based on the completed cleanup status, substantial distance from the site, and the reported groundwater flow direction away from the site, this facility does not represent a REC to the site.”* The Environmental Professional preparing this Phase I ESA concurs with this assessment.
- Core & Main, LP, 6526 U.S. Highway 301.** This is the same property as Hughes Supply, Inc. Core & Main, LP, currently occupies the facility. The following summary was excerpted from the Terracon Phase I ESA: *“This facility is listed as a RCRA Very Small*

Quantity Generator (VSQG) facility due to its registration as a Conditionally Exempt Small Quantity Generator (CESQG) of ignitable waste (D001), corrosive waste (D002), mercury (D009), benzene (D018) and methyl ethyl ketone (D035) in 2006. No violations were identified for the facility. This facility is located approximately 275 feet east of the site, across US Highway 301. Based on the substantial distance from the site and the lack of reported discharges or open violations, this facility does not represent a REC to the site.” The Environmental Professional preparing this Phase I ESA concurs with this assessment.

- **Cox Electric, 6845 Maple Lane.** This facility is listed in the RCRA NonGen/NLR database due to its registration as a small quantity handler of universal waste (SQHUW) in 2019. No violations were identified for the facility. This facility is located approximately 350 feet east of the site (across U.S. Highway 301 and Maple Lane). Based on the substantial distance from the site and the lack of reported discharges or violations, this facility does not represent a REC to the site.
- **X O Communications, 5904-A Hampton Oaks Parkway.** This facility, located approximately 500 feet south of the subject property, is listed in the AST database due to a 1,550-gallon diesel fuel aboveground storage tank (AST) associated with an emergency generator. This double-walled steel tank was installed in 2000 and is equipped with spill/overflow protection and leak detection. No discharges were reported for this facility. Based on the lack of reported discharges and the groundwater flow direction reported to the east and southeast, away from the site in the vicinity of the site, this facility does not represent a REC to the site.
- **Fisher Scientific Company, LLC – Service Center, 5904 Hampton Oaks Parkway.** This facility, located approximately 500 feet south of the subject property, is listed in the RCRA NonGen/NLR database due to its previous registration as a Small Quantity Generator (SQG) of various hazardous wastes from 2004 until 2011. The registration form indicated that the facility is currently a service and sales center for safety equipment. Based on the lack of reported discharges or open violations, this facility does not represent a REC to the site.
- **PDMA Corp, 5909 Hampton Oaks Parkway.** This facility, located approximately 670 feet south of the subject property, is listed in four databases, including HW-GEN and RCRA-SQG due to the generation of ignitable (D001), lead-containing (D008), and spent solvent (F002) hazardous wastes since 2009. The facility was cited for 8 violations between 2005 and 2008; all violations were addressed and corrected within less than 2 months after occurrence. No other information is provided. The other two databases (ECHO and FINDS) within which this site is listed are merely “pointer” databases that indicate the site is listed or registered in one or more environmental programs. Based on the corrected violations, elapsed time, and distance, this facility does not represent a REC to the site.
- **301 Truck Stop/Citgo, 6503 U.S. Highway 301 North.** This facility, located approximately 600 feet southeast of the subject property, is listed as a RCRA VSQG in three separate entries, each with a unique EPA identification number. In 1994 and again in 1996, the facility applied for a short-term CESQG status, likely to facilitate the removal of hazardous waste which was not generated on a routine basis. In 2006, the facility

registered for a permanent CESQG designation due to the generation of ignitable (D001) hazardous waste. Three violations were reported in 2006, but all were promptly corrected later that year.

This facility is also listed in EDR's Historical Auto Stations database since at least 1972, based on city directory information.

Based on the lack of reported discharges or open violations, this facility does not represent a REC to the site.

- **Giant #198, 6503 U.S. Highway 301 North.** This facility is located at the same address as the 301 Truck Stop and is listed in the UST, AST, and LUST databases. The following is excerpted from the Terracon Phase I ESA: *“This facility has operated as a truck stop and fueling station since 1972. The facility historically operated one 10,000-gallon, three 8,000-gallon, and one 6,000-gallon vehicular diesel USTs, one 6,000-gallon generator/pump diesel UST, three 8,000-gallon unleaded gasoline USTs, and one 1,000-gallon waste oil UST which have been removed from the property. The facility currently operates one 500-gallon waste oil AST, one 24,000-gallon unleaded gasoline UST, and one 30,000-gallon vehicular diesel UST. According to the FDEP Facility Inspection Cover Page, six discharges were reported in December 1988, December 1989, July 1994, August 1994, September 2005, and July 2008. According to the January 2020 23rd Annual Semi-Quarterly Natural Attenuation Report by Southeastern Petroleum Contractors, Inc., five petroleum discharges were reported and the facility received SRCOs for the 1988, 1989, and August 1994 discharges from the FDEP; however, the FDEP Facility Inspection Cover Page lists the 1988, 1989, July 1994, and 2008 discharges as “inactive.” Based on a review of available documents on [FDEP’s] Oculus [website], the 2008 discharge is currently undergoing NAM. According to the January 2020 23rd Annual Semi-Quarterly Natural Attenuation Report for the 2008 discharge, although exceedances of dissolved petroleum hydrocarbons were detected in the groundwater sample collected from MW-5R, this well is located approximately 600 feet southeast of the site. Additionally, groundwater flow was measured to the southeast, away from the site. In 2020, additional assessment was conducted by Florida Geotechnical Engineering, Inc. (FGE) to ensure that the petroleum impacts from a discharge in the diesel fuel tank area were ‘sufficiently addressed prior to closure.’ Although an exceedance of benzene was detected in a groundwater sample from MW-3R, this well is located approximately 480 feet southeast of the site. Despite documented contamination on this adjoining property, the substantial distance from the site and the reported groundwater flow direction to the southeast, away from the site, this facility does not represent a REC to the site.”* The Environmental Professional preparing this Phase I ESA concurs with this assessment.
- **Hivelocity, 5908 Hampton Oaks Parkway.** This facility, located approximately 700 feet southeast of the subject property, is listed in the AST database. According to the report, the facility currently contains the following active tanks:
 - Two 750-gallon diesel fuel ASTs associated with emergency generators, both installed in 1998.
 - One 2,500-gallon diesel fuel AST used for fueling vehicles onsite, installed in 2001.

- One 2,500-gallon diesel fuel AST associated with an emergency generator, installed in 2008.

In addition, the following ASTs have reportedly been removed from the site:

- One 1,976-gallon diesel fuel AST associated with an emergency generator, removed in 2007.
- One 2,500-gallon diesel fuel AST associated with an emergency generator, removed in 2013.

No spills, releases, or violation were reported; therefore, this site does not represent a REC to the subject property.

A copy of the Radius Map Report from EDR is included in **Appendix H**.

6.0 EVALUATION

On the basis of the foregoing interviews, site reconnaissance, records search, and the resulting information assembled, the following RECs and other potential concerns have been identified for the subject property. The findings and recommendations identified in this section are based upon the data gathered herein, subject to the data gaps identified in **Section 6.1**.

6.1 DATA GAPS

Data gaps are defined by ASTM as “a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information.” Data gaps may be considered significant if they have the potential to substantially affect the outcome of the findings and conclusions of the report. Other data gaps may be considered inconsequential based on a variety of factors, including the type or nature of the site, the availability of alternative sources of information, or the projected usefulness of the missing data. ASTM Phase I protocols require the Environmental Professional preparing the Phase I ESA report to identify data gaps and include a statement regarding the significance of any such gaps.

The following data gap was identified with respect to this Phase I ESA for the subject property:

- Responses from all relevant agencies contacted as part of this Phase I ESA have not yet been received. **This data gap is considered to be of moderate significance.**
- Sanborn Fire Insurance Maps do not exist for the subject property or immediate surrounding areas. **This data gap is considered to be of minor significance.**

6.2 FINDINGS AND CONCLUSIONS

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM E1527-13 for the property located at U.S. Highway 301 and East Sligh Avenue, Tampa, Hillsborough County, Florida, herein referred to as the “subject property” or “site”. Any exceptions to, or deletions from, this practice are described in **Sections 1.2** and **6.1** of this report.

6.2.1 RECOGNIZED ENVIRONMENTAL CONDITIONS (RECs)

This assessment has revealed no evidence of RECs in connection with the subject property except for the following:

- Based upon a review of historical topographic maps, the site formerly contained at least one small structure, possibly a residence. The former presence of a building onsite presents the possibility that an underground storage tank (UST) used for heating oil or a septic tank system used for wastewater disposal may have been present onsite. This is considered a REC.

6.2.2 CONTROLLED RECs

No controlled RECs were identified at the subject property.

6.2.3 HISTORICAL RECs

No historical RECs were identified at the subject property.

6.2.4 DE MINIMIS CONDITIONS

As indicated previously, large amounts of waste, including household trash, concrete rubble, wood debris, and tires were observed onsite, along with other evidence of trespassing. This type of surficial waste is considered *de minimis* from a Phase I ESA perspective and does not represent a REC; however, these materials will need to be properly characterized and disposed of prior to site development.

6.2.5 OUT-OF-SCOPE CONSIDERATIONS

During the preparation of this Phase I ESA, PHE obtained information regarding out-of-scope environmental or health and safety conditions with respect to the subject property. As a value-added service only, PHE has provided a brief summary of these items. Please note, however, that this list is not intended to be comprehensive or exhaustive.

Radon

Hillsborough County has been designated as Radon Zone 2 by the EPA. Sites within Radon Zone 2 have average indoor radon levels greater than 2.0, but less than 4.0, picoCuries/liter (pCi/L). The designated EPA Action level for radon is 4.0 pCi/L.

The Radius Report provided by EDR contains some baseline radon information for Hillsborough County. The National Radon Database has been developed by the EPA and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 through 1992 and has been supplemented by information collected at private sources, such as universities and research institutions.

A total of 181 sites were tested for radon in Hillsborough County as part of the National Radon Database study. Of these, 7 percent of the samples collected on the first floor living space contained radon levels in excess of the EPA Action level of 4.0 pCi/L (none of the samples collected exceeded 20 pCi/L). The average radon level for first floor living areas was 0.940 pCi/L.

For basement levels, 50 percent of the samples collected on the first floor living space contained radon levels in excess of 4.0 pCi/L (none of the samples collected exceeded 20 pCi/L). The average concentration of basement radon levels was 2.080 pCi/L.

In addition to the EPA data, PHE reviewed the Radon Protection Map at the Florida Department of Health website for large buildings developed by the Florida Department of Business and Professional Regulation (DBPR). Greater than 5 percent of all such new buildings in Hillsborough County are expected to have annual radon levels above the EPA action level of 4.0 pCi/L of air. The site lies in an area of Polk County where DBPR has determined that passive radon controls are generally recommended for new buildings.

Wetlands

An extensive amount of presumed state- and/or federally-regulated freshwater wetlands were observed onsite. The presence of wetlands is further evidenced by the presence of the Wetland Credit Purchase Agreement. A formal wetland delineation is recommended prior to development.

6.3 OPINION OF ENVIRONMENTAL PROFESSIONAL

Based on a review of the information assembled during the preparation of this Phase I ESA, the Environmental Professional provides the following opinion with respect to RECs identified at the property:

- A geophysical survey is recommended to inspect for the presence of past or present USTs onsite in accessible areas formerly occupied by structures.

7.0 REFERENCES

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APPENDIX A

Figures

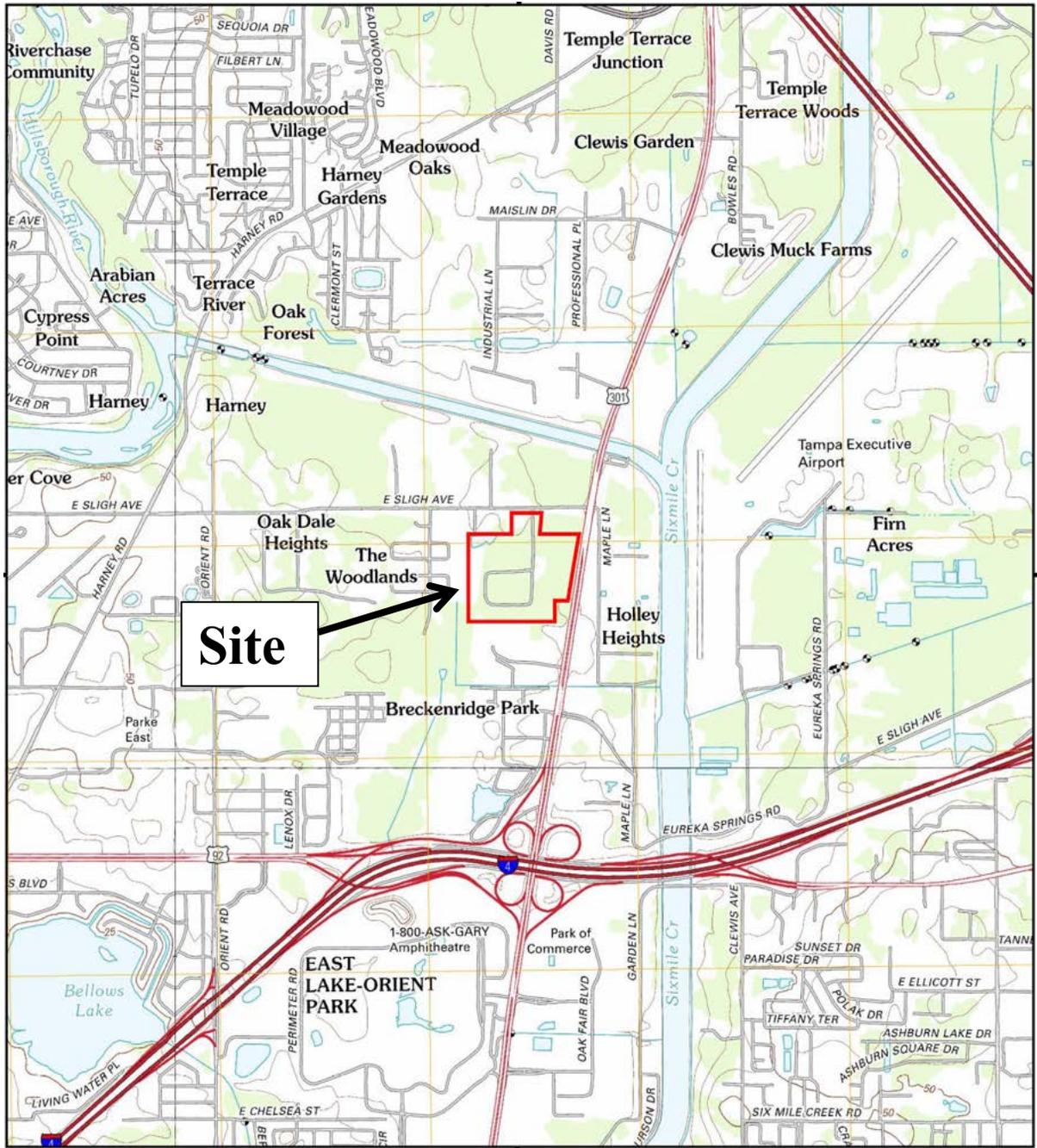


Figure 1.
Site Location Map

Scale: As Shown

Source:
EDR



Site

INQUIRY #: 6245543.11

YEAR: 2017

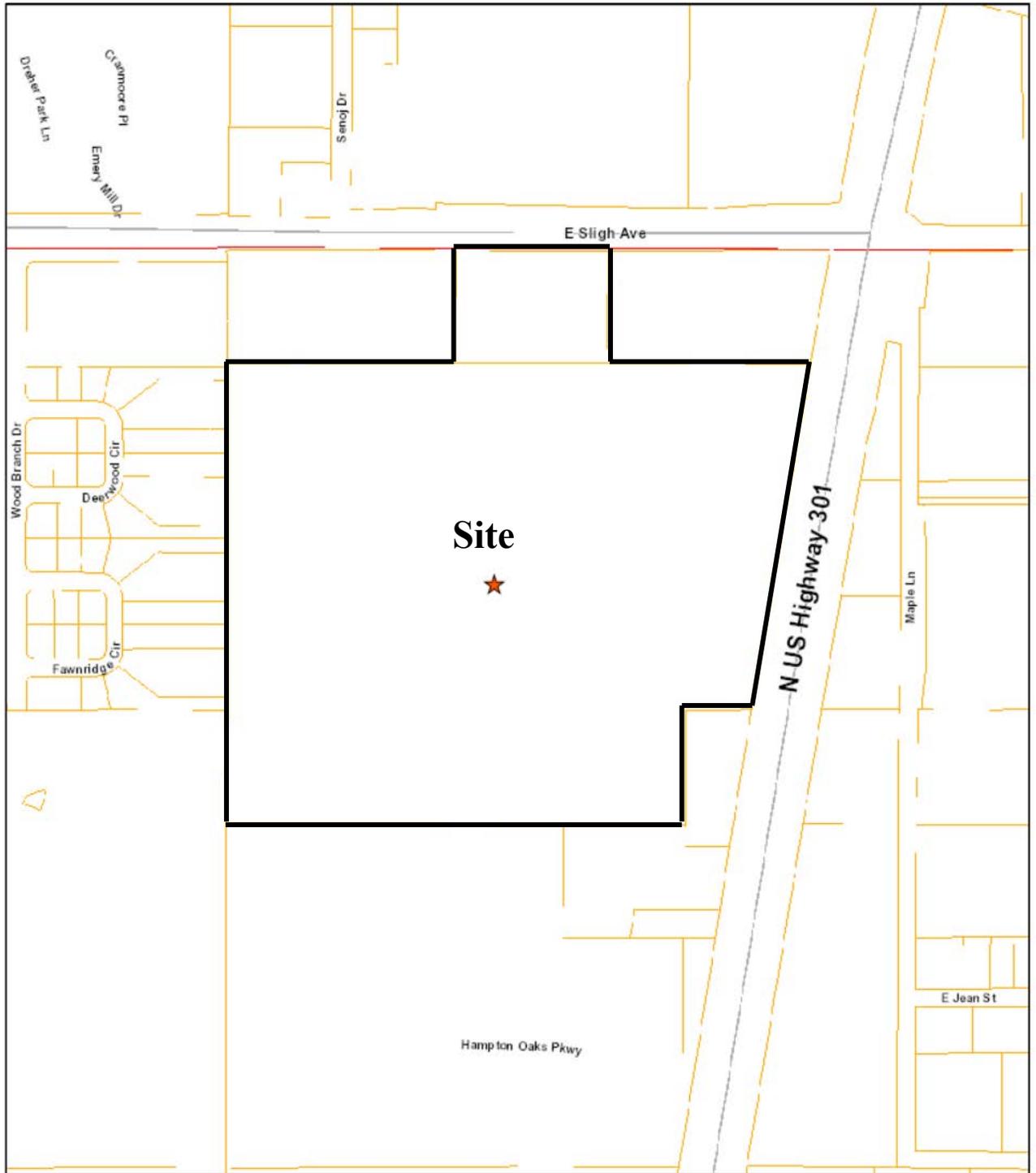
— = 500'



Figure 2.
2017 Aerial Photograph

Scale: As Shown

Source:
EDR



December 4, 2020



Figure 3.
Tax Map

Scale: As Shown

Source:
Hillsborough County
Property Appraiser's Office

APPENDIX G

Photographs



Photo 1: Typical view of upland area of site.



Photo 2: Typical view of upland area of site.



Photo 3: Typical view of closed canopy area of the site.



Photo 4: Typical view of wetland area of site.



Photo 5: Typical view of standing water onsite.



Photo 6: Area of debris and waste, including cans of paints.



Photo 7: View of large-diameter concrete pipes onsite.



Photo 8: View of one of two storm drains observed onsite.

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APPENDIX C
BIOLOGICAL RESOURCE ASSESSMENT REPORT

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**Biological Resource Assessment
for the
Proposed Department of Veterans Affairs
Mental Health Clinic, Tampa, Florida**



**Prepared for:
Potomac-Hudson Engineering, Inc.
77 Upper Rock Road, Suite 302
Rockville, MD 20850**

**Prepared by:
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490 Osceola Avenue
Jacksonville Beach, FL 32250**



December 2020

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1.0 INTRODUCTION

Dial Cordy and Associates Inc. (DCA) was retained by Potomac-Hudson Engineering, Inc. (PHE) to perform a biological resource assessment on three potential sites for the Department of Veterans Affairs (VA) Community Based Outpatient Clinic (CBOC), Tampa, Hillsborough County, Florida. DCA conducted a general habitat and resource assessment to (1) document existing site conditions; (2) identify vegetation/habitat communities; and (3) identify suitable habitat for threatened and endangered species as well as other protected species within the potential project boundaries. This report will support the Environmental Assessment (EA) being prepared by PHE for the VA to satisfy requirements under the National Environmental Policy Act (NEPA).

1.1 Project Purpose

The purpose of the Project is to lease approximately 136,918 square feet (SF) for an Outpatient Clinic in the vicinity of Tampa, Florida. The new facility would enlarge and consolidate Primary Care and certain Specialty Care services within the Tampa area. The facility would improve overall Veteran satisfaction for the region.

1.2 Project Location

Three potential sites are located within the general Tampa, Florida region (Figure 1). The three potential sites investigated in the study include (1) Bearss Avenue Site (Figure 2); (2) Temple Terrace Site (Figure 3); and U.S. Highway 301 Site (Figure 4).

2.0 REGULATORY FRAMEWORK

The following section briefly summarizes the federal and state statutes and regulations pertaining to the biological resources that occur or potentially occur within the Survey Area. The Project would be obligated to comply with all applicable federal and state statutes, regulations, and laws throughout Project construction.

2.1 Federal Statutes and Regulations

2.1.1 National Environmental Policy Act (NEPA)

The National Environmental Policy Act (NEPA) of 1994 (42 U.S. Code [U.S.C] § 4321 *et seq.*), as amended, establishes protection of the environment as a national priority and mandates that environmental impacts must be considered before any federal action likely to significantly affect the environment is undertaken. The Council on Environmental Quality (CEQ) Regulations for Implementing the Procedural Provisions of NEPA (40 Code of Federal Regulations [CFR] Parts 1500-1508) provides guidance to federal agencies in implementing NEPA. It was determined that an EA would be prepared for this project to satisfy NEPA requirements.

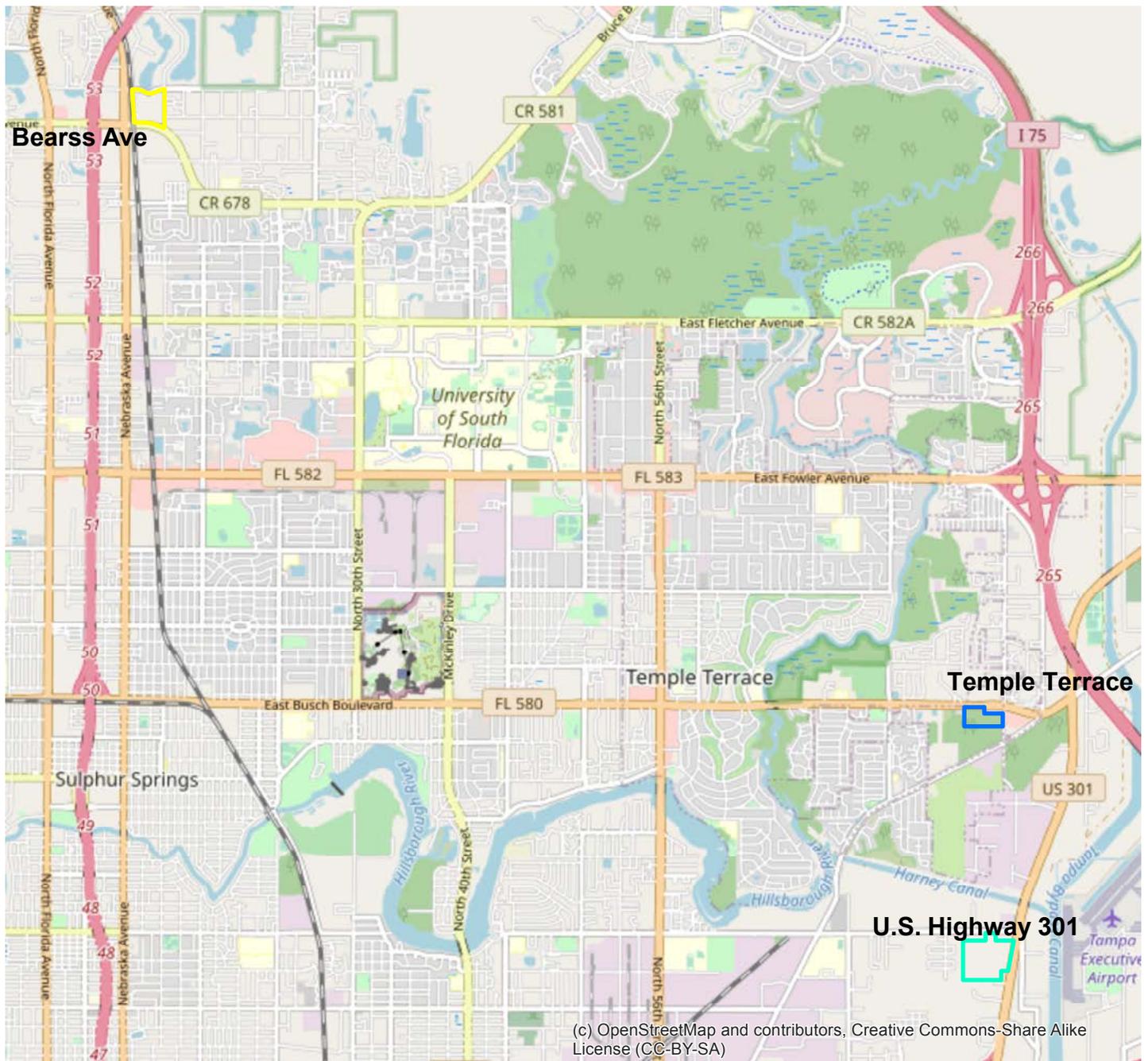


Figure 1. Location Map



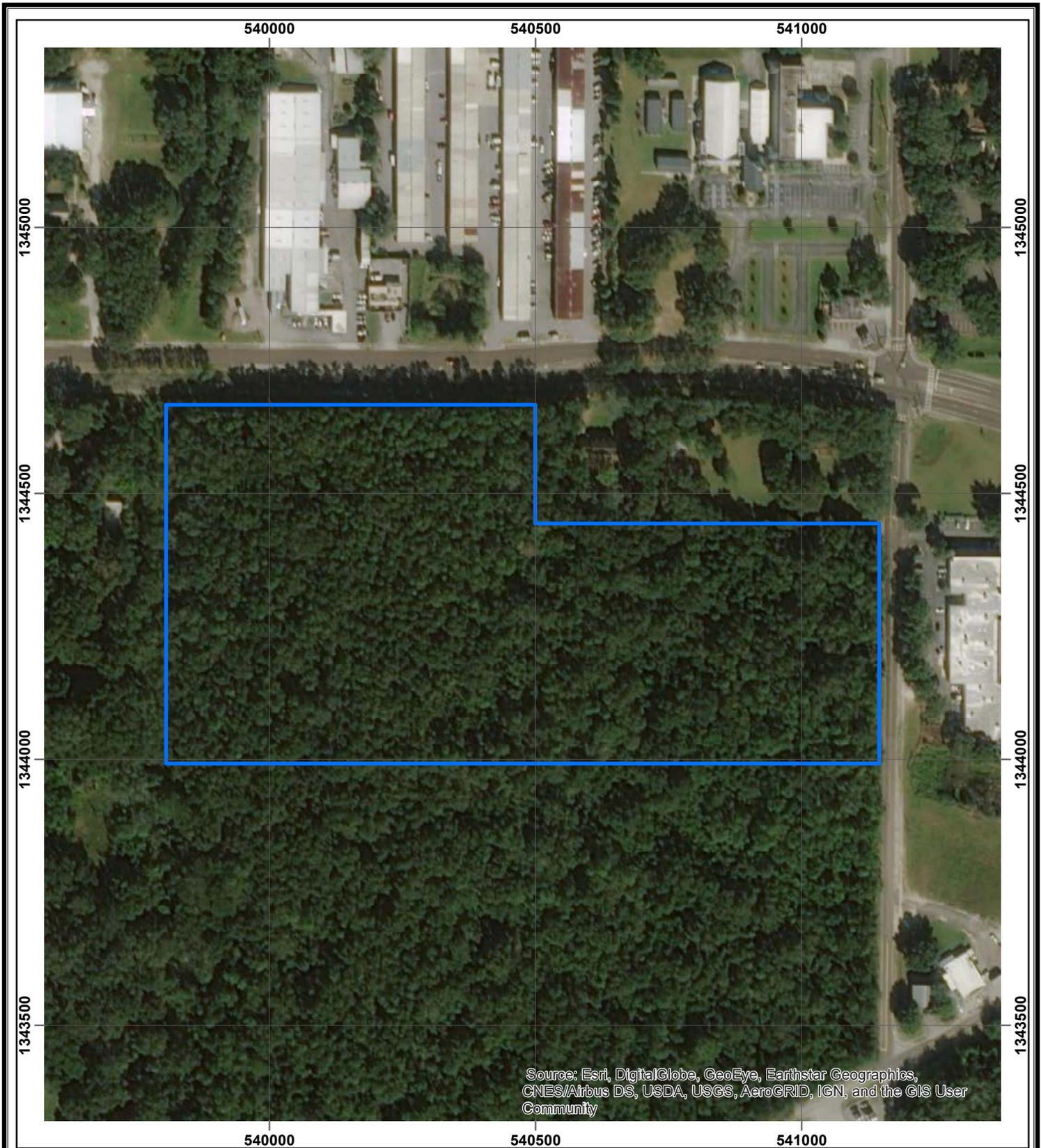
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Legend

 Bearss Ave



Figure 2. Bearss Ave Site



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Legend

 Temple Terrace



Figure 3. Temple Terrace Site



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Legend

 U.S. Highway 301



Figure 4. U.S. Highway 301 Site

2.1.2 Federal Endangered Species Act (FESA)

The federal Endangered Species Act (FESA) of 1973 (16 U.S.C § 1351 *et seq.*), administered by the USFWS, provides the legal framework for the listing and protection of species that are identified as being endangered or threatened with extinction. Actions that jeopardize endangered or threatened species and the habitats upon which those species rely are considered a "take" under the FESA. Section 9(a) of the FESA defines take as "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or attempt to engage in any such conduct." Critical habitat is another term defined and used in the FESA and refers to specific geographic areas that contain features considered necessary for endangered or threatened species to recover. Applicants for projects that could result in take, or result in destruction or adverse modification of critical habitat, are required to initiate consultation with the USFWS pursuant to Section 7 or Section 10 of the FESA, depending on whether there is federal nexus (i.e. another federal permit is required by the project).

A Section 7 consultation is required when there is a nexus between endangered species' use of a site and an associated federal action for a proposed impact. Under Section 7, take of a listed species can be authorized via a letter or Biological Opinion issued by the USFWS for non-marine related listed species issues.

2.1.3 Clean Water Act Section 404

Under Section 404 of the Clean Water Act (CWA, 33 U.S.C. § 404), the USACE regulates the discharge of dredged or fill material into jurisdictional waters of the United States (waters of the U.S.), which include those waters listed in 33 Code of Federal Regulation (CFR) 328.3 (Definitions).¹ USACE is authorized, as delegated by the U.S. Environmental Protection Agency (EPA), to regulate any activity that would result in the discharge of dredged or fill material into waters of the U.S. USACE must determine that no discharge of dredged or fill material should be permitted if there is a practicable alternative that would be less damaging to aquatic resources or if significant degradation would occur to waters of the U.S. or wetlands. The Project would be subject to USACE Atlantic Division (Jacksonville District) jurisdiction.

2.1.4 Clean Water Act Section 401

Section 401 of the CWA (33 U.S.C. § 401) requires states to certify that any activity that may result in discharge into waters of the U.S. will comply with state water quality standards. All permits issued by USACE under Section 404 of the CWA require certification pursuant to Section 401. The Southwest Florida Water Management District (SWFWMD), as delegated by the EPA and State Water Resources Control Board, is the state agency responsible for issuing a CWA Section 401 Water Quality Certification or waiver.

2.1.5 Migratory Birds

All migratory bird species that are native to the United States or its territories are protected under the federal Migratory Bird Treaty Act (MBTA, 16 U.S.C. § 703 *et seq.*), as amended under the Migratory Bird Treaty Reform Act of 2004 (70 FR 12710). The MBTA makes it unlawful, except as formally permitted, to "take" (pursue, hunt, take, capture, or kill) migratory birds, except under permits for special situations such as imminent threat to human safety or

scientific research. The law currently applies to more than 1,000 species, including most native birds, and covers the destruction or removal of active nests of those species. The MBTA is generally protective of migratory birds but does not actually stipulate the type of protection required. In common practice, the MBTA is used to place restrictions on disturbance of active bird nests during the nesting season (generally February 1 to August 31). In addition, the USFWS commonly places restrictions on disturbances allowed near active raptor nests. This regulation will pertain to construction activities that have the potential to affect nesting birds either through vegetation removal and land clearing or other construction or operation-related disturbance.

2.1.6 Bald Eagle And Golden Eagle Protection Act (BGEPA)

Bald and golden eagles, their eggs, and their nests receive additional protection under the Bald Eagle and Golden Eagle Protection Act (BGEPA, 16 U.S.C. § 668 *et seq.*). The BGEPA states “no person shall take, possess, sell, purchase, barter, offer for sale, transport, export, or import any bald or golden eagle alive or dead, or any part, nests or eggs, thereof without a valid permit to do so.”

2.2 State Of Florida Statutes And Regulations

2.2.1 Florida Endangered And Threatened Species Act

Florida Statute §379.411 declares that it is unlawful for a person to intentionally kill or wound any species of fish or wildlife listed as endangered, threatened, or of special concern (as determined by the state of Florida) or to intentionally destroy the eggs or nest of any such fish or wildlife, except as provided for in the rules of various state agencies. Wildlife Rule 68A-27.003 of the Florida Administrative Code states that no person shall pursue, molest, harm, harass, capture, possess, or sell any endangered species or parts thereof or their nests or eggs except as authorized by specific permit. This rule also lists all the endangered species in the state.

2.2.2 Gopher Tortoise Protection

Gopher tortoises are a threatened wildlife species and are protected by state law, Chapter 68A-27, Florida Administrative Code. Gopher tortoises must be relocated before any land clearing or development takes place, and property owners must obtain permits from the Florida Fish and Wildlife Conservation Commission before they can move them. For more information about permitting guidelines or the laws protecting gopher tortoises please contact the gopher tortoise biologist in your region.

Rule 68A-27.003: The gopher tortoise (*Gopherus polyphemus*) is hereby declared to be threatened, and shall be afforded the protective provisions specified in this paragraph. No person shall take, attempt to take, pursue, hunt, harass, capture, possess, sell or transport any gopher tortoise or parts thereof or their eggs, or molest, damage, or destroy gopher tortoise burrows, except as authorized by Commission permit or when complying with Commission approved guidelines for specific actions which may impact gopher tortoises and their burrows. A gopher tortoise burrow is a tunnel with a cross-section that closely approximates the shape of a gopher tortoise. Permits will be issued based upon whether issuance would further management plan goals and objectives.

2.3 Local Regulations

Tree removal is regulated under the Land Development Code County of Hillsborough, Florida Codified through Ordinance No. 19-30, effective December 20, 2019. (Supp. No. 45). Tree removal will require a permit and appropriate mitigation would be required for any of the project sites.

3.0 METHODS

3.1 Literature Review and Database Search

The purpose of the literature review and database search is to determine which species and other biological resources identified as special-status by federal and state resource agencies have the potential to occur within one mile of the Project Survey Area, and to obtain contextual information relevant to the Survey Area which may not be evident during field surveys. The following sources were consulted:

- 7.5-minute USGS topographic quadrangle maps;
- Aerial imagery of the Study Area;
- Florida Natural Areas Inventory Database (FNAI 2020);
- National Wetlands Inventory (NWI) Wetlands (USFWS 2020);
- Natural Resource Conservation Service (NRCS) Web Soil Survey (NRCS 2020);
- National List of Hydric Soils (NRCS 2020);
- Previous studies conducted specifically for the Project:
 - Phase 1 ESA Tampa VA Clinic Bearss Avenue Property (Terracon 2020)
 - Phase 1 ESA Tampa VA Clinic , Temple Terrace Highway (Terracon 2020)
 - Phase 1 ESA Tampa VA Clinic Sligh Avenue Site (Terracon 2020)

3.2 Biological Field Survey

A biological field survey of the three sites was conducted by DCA on October 21-22, 2020. The survey was conducted on foot and included a 25-foot buffer of the proposed Project sites. A reconnaissance-level survey was completed for the study areas to determine vegetative characteristics of the sites as well as to identify suitable habitat for any federally or state listed protected species and for any presence or signs of the species. Formal wetland or aquatic resource delineations were not completed, but any wetlands or potential wetlands were noted and indicated on resource maps. Site photographs were recorded and included in the report.

4.0 RESULTS

4.1 Bearss Avenue Site

4.1.1 General Description

The Bearss Avenue site is approximately 28.06 acres that currently includes a boat repair facility, a golf driving range, and paintball fields. A variety of trees and shrubs occur along the outer border of the site while the main portion of the center of the property is a maintained field. The elevation of the property is approximately 50-55 feet NGVD and the topography of the site

varies with a general slope to the south. The property was historically a citrus grove with various buildings present at times.

4.1.2 Soils

The majority of the soils on the property consist of Zolfo fine sand, 0 to 2 percent slopes, with smaller portions consisting of Malabar fine sand, 0 to 2 percent, and St. Johns fine sand (Figure 5).

Zolfo fine sand is nearly level and somewhat poorly drained. It is typically found on broad, low ridges on flatwoods. During years of normal rainfall, Zolfo fine sand has a seasonal high water table between 24 and 40 inches during the wet season, and recedes to a depth of 60 inches during dry periods. Malabar fine sand and St. Johns fine sand are somewhat similar in characteristics. Natural vegetation for these areas consists of live oak (*Quercus virginiana*), turkey oak (*Q. laevis*), longleaf pine (*Pinus palustris*), and slash pine (*P. elliotii*). Typical natural understory vegetation consists of bluestem (*Andropogon* spp.), broomsedge (*A. virginicus*), saw palmetto (*Serenoa repens*), lopsided indiagrass (*Sorghastrum secundum*), and pineland threeawn (*Aristida* spp.).

4.1.3 Vegetation and Habitat

Canopy vegetation on the Bearss Avenue site was located along the borders of the property and included sand live oak (*Q. geminata*), post oak (*Q. stellate*), laurel cherry (*Prunus caroliniana*), and scrub hickory (*Carya floridana*). Subcanopy also along the borders included mulberry (*Morus rubra*), brazilian pepper (*Schinus terribenthifolius*), and air potato (*Discorea bulbifera*).

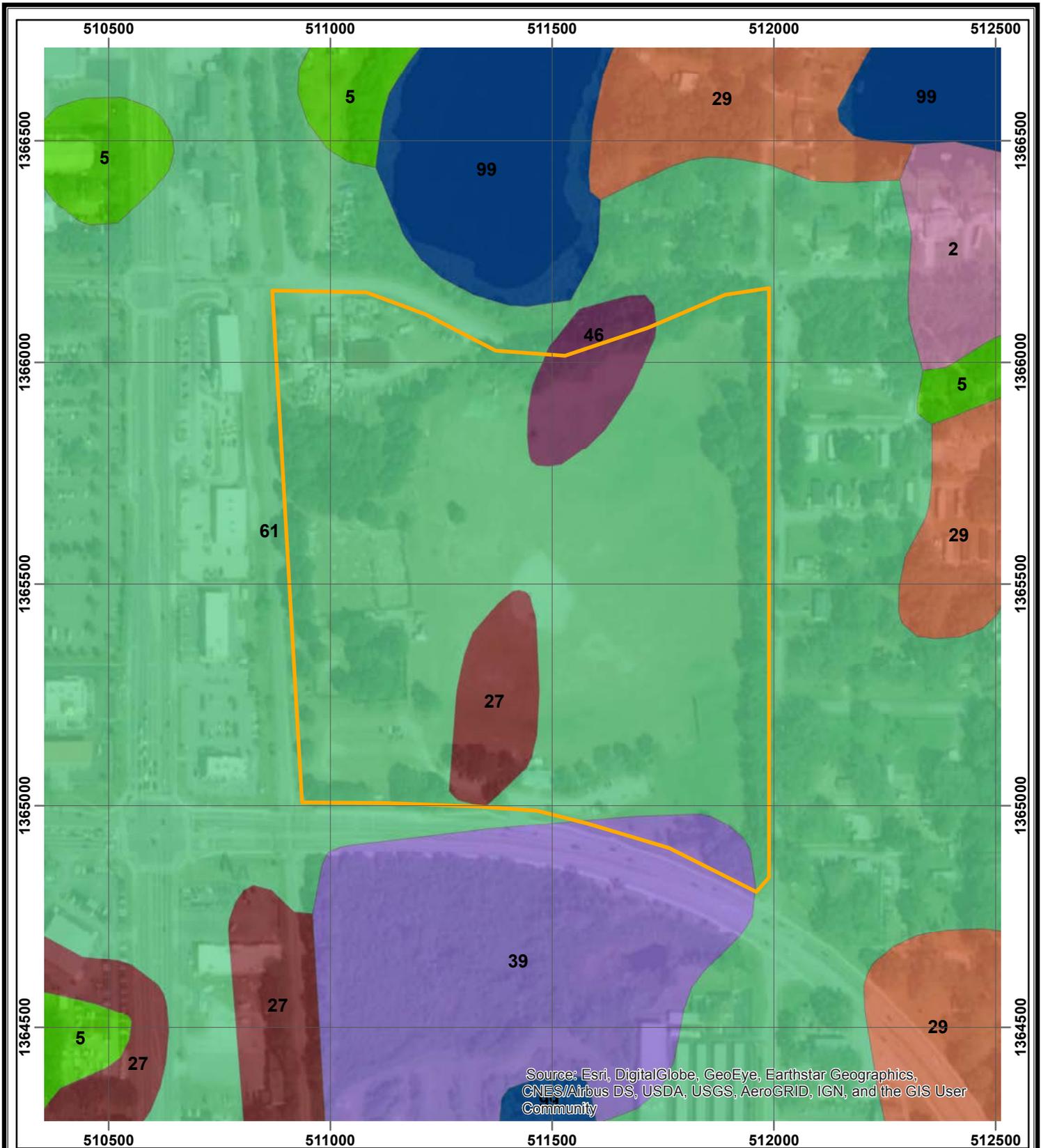
The majority of the site consisted of grasses and herbaceous species including rye (*Lolium perenne*), rattlebox (*Crotalaria* spp.), caesars weed (*Urena lobata*), and beggar's tick (*Bidens alba*). Photograph locations taken at the site are shown on Figure 6 and the photographs are included in Appendix A.

4.1.4 Wetlands

No federally or state jurisdictional wetlands were identified during the site inspection.

4.1.5 Wildlife

Wildlife species observed during the site visit included various bird species including a pair of Florida sandhill cranes (*Antigone canadensis pratensis*). Other bird species observed included American crow (*Corvus brachyrhynchos*), morning dove, and carolina wren (*Thryothorus ludovicianus*). The disturbed and isolated nature of the site and proximity to development and roadways would discourage many native wildlife species from utilizing the site. However, it would be expected that some wildlife species associated with development could be present. These would include raccoons (*Procyon lotor*), possums (*Didelphis virginiana*), armadillos (*Dasyus novemcinctus*), and a variety of bird species.



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Legend

 Bearss Ave

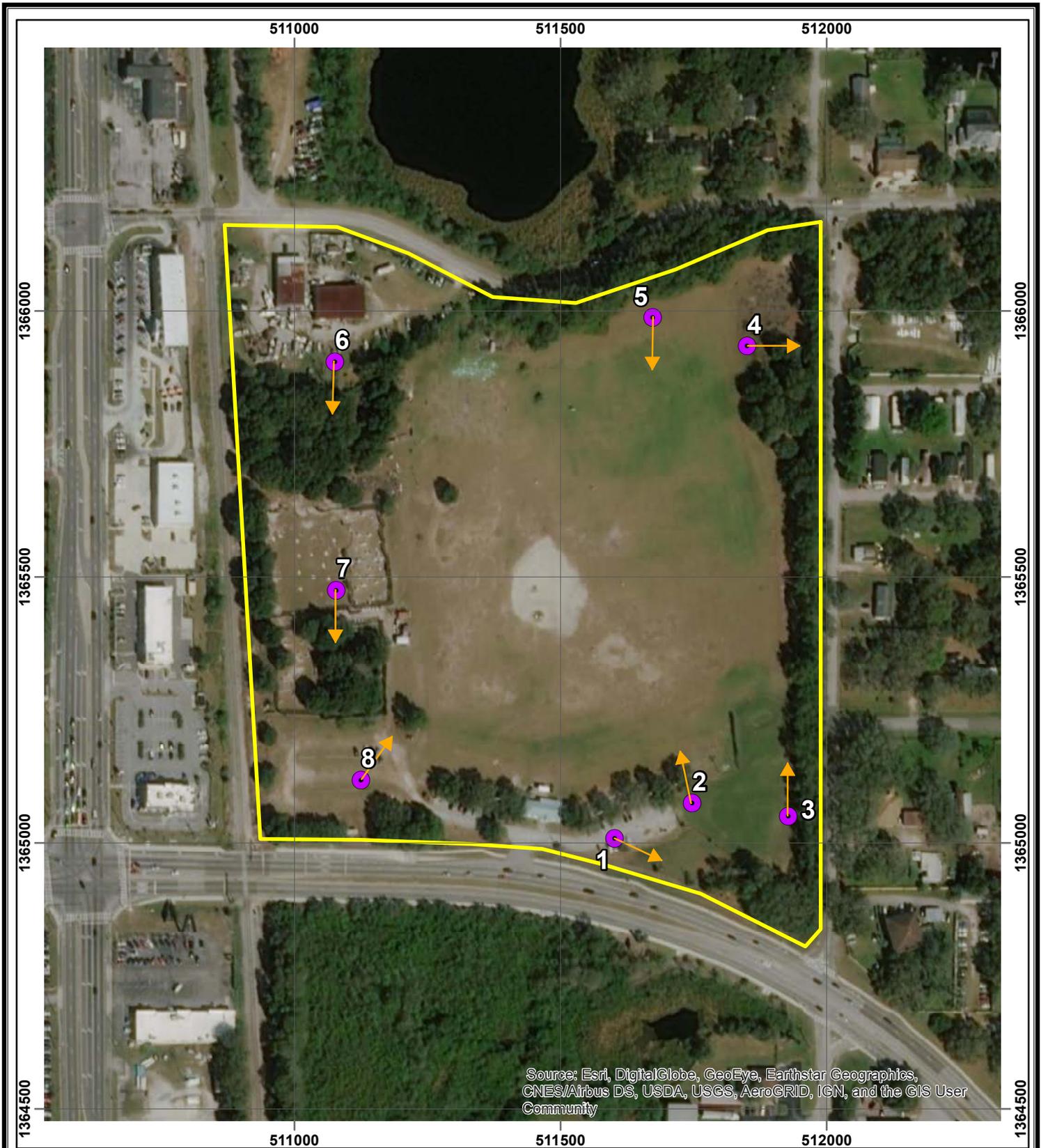
Soil Description

-  2 - Adamsville fine sand, 0 to 2 percent slopes
-  5 - Basinger, Holopaw, and Samsula soils, depressional
-  27 - Malabar fine sand, 0 to 2 percent slopes



-  30 - Myakka fine sand, 0 to 2 percent slopes
-  39 - Arents, very steep
-  46 - St. Johns fine sand
-  61 - Zolfo fine sand, 0 to 2 percent slopes
-  99 - Water

Figure 5. Bearss Ave Soils



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Legend

- Bearss Ave
- Photo Location



Figure 6. Bearss Ave Photo Locations

4.1.6 Threatened or Endangered Species

A list of federally and state listed threatened, endangered, or candidate species for Hillsborough County is located in Table 1. The Florida Natural Area Inventories list is included in Appendix B. In addition, the U.S. Fish and Wildlife Service (FWS) identified a total of 11 federally listed species potentially occurring on the project area. The FWS also indicated that there are no critical habitat within the proposed project area (Appendix C).

During the site visit, a pair of state-listed Florida sandhill cranes (*Antigone canadensis pratensis*) were observed resting in the center of the property. This is typical behavior as this species frequent open areas and roadsides foraging for food. No other signs or presence of federally or state listed species were observed. The disturbed nature of the site as well as the site's proximity to active human presence would not be conducive for the majority of the listed species.

Table 1. Federal and State Listed Species for Hillsborough County, Florida

Scientific Name	Common Name	Federal Status	State Status
Plants and Lichens			
<i>Adiantum tenerum</i>	Brittle maidenhair fern	-	E
<i>Andropogon arctatus</i>	Pinewoods bluestem	-	T
<i>Asplenium erosum</i>	Auricled spleenwort	-	E
<i>Bonamia grandiflora</i>	Florida bonamia	T	E
<i>Campanula robinsiae</i>	Brooksville bellflower	-	E
<i>Carex chapmannii</i>	Chapman's sedge	-	T
<i>Centrosema arenicola</i>	Sand butterfly pea	-	E
<i>Chionanthus pygmaeus</i>	Pygmy fringe tree	E	E
<i>Chrysopsis floridana</i>	Florida goldenaster	E	E
<i>Glandularia tampensis</i>	Tampa vervain	-	E
<i>Lechea cernua</i>	Nodding pineweed	-	T
<i>Lechea divaricata</i>	pine pinweed	-	E
<i>Nolina brittoniana</i>	Britton's beargrass	E	E
<i>Ophioglossum palmatum</i>	hand fern	-	E
<i>Pecluma plumula</i>	plume polypody	-	E
<i>Pteroglossaspis ecristata</i>	giant orchid	-	T
<i>Rhynchospora megaplumosa</i>	large-plumed beaksedge	-	E
<i>Schizachyrium niveum</i>	scrub bluestem	-	E
<i>Schwalbea americana</i>	Chaffseed	E	E
<i>Tephrosia angustissima</i> var. <i>curtisii</i>	Coastal hoary-pea	-	E
<i>Thelypteris serrata</i>	toothed maiden fern	-	E
<i>Triphora amazonica</i>	Broad-leaved nodding-caps	-	E
<i>Zephyranthes simpsonii</i>	redmargin zephyrlily	-	T
<i>Zephyranthes simpsonii</i>	redmargin zephyrlily	-	T
<i>Ziziphus celata</i>	scrub ziziphus	E	E
Reptiles			

Scientific Name	Common Name	Federal Status	State Status
<i>Alligator mississippiensis</i>	American Alligator	SAT	FT
<i>Caretta caretta</i>	Loggerhead sea turtle	T	FT
<i>Chelonia mydas</i>	Green sea turtle	T	FT
<i>Dermochelys coriacea</i>	Leatherback sea turtle	E	FE
<i>Drymarchon couperi</i>	Eastern Indigo Snake	T	FT
<i>Gopherus polyphemus</i>	Gopher Tortoise	C	ST
<i>Lampropeltis extenuata</i>	Short-tailed Snake	-	ST
<i>Pituophis melanoleucus</i>	Pine Snake	-	ST
Birds			
<i>Antigone canadensis pratensis</i>	Florida Sandhill Crane	-	ST
<i>Aphelocoma coerulescens</i>	Florida Scrub-Jay	T	FT
<i>Athene cunicularia floridana</i>	Florida Burrowing Owl	-	ST
<i>Charadrius nivosus</i>	Snowy plover	-	ST
<i>Egretta caerulea</i>	Little Blue Heron	-	ST
<i>Egretta rufescens</i>	Reddish egret	-	ST
<i>Egretta tricolor</i>	Tricolored Heron	-	ST
<i>Haematopus palliatus</i>	American oystercatcher	-	ST
<i>Laterallus jamaicensis ssp. jamaicensis</i>	Eastern black rail	T	-
<i>Mycteria americana</i>	Wood Stork	T	FT
<i>Platalea ajaja</i>	Roseate spoonbill	-	ST
<i>Rynchops niger</i>	Black skimmer	-	ST
<i>Sternula antillarum</i>	Least Tern	-	ST
Mammals			
<i>Trichechus manatus</i>	West Indian manatee	T	FT

E – endangered; T – threatened; FE – federally listed; FT – federally threatened; C – candidate species for future listing; SAT – treated as threatened due to similarity of appearance with a threatened species

4.2 Temple Terrace Site

4.2.1 General Description

The Temple Terrace site is approximately 20 acres and is located just west of Davis Road near the Temple Terrace Highway. The property is currently wooded with a number of paths winding throughout the site. A few piles of household debris were observed on the site. The elevation of the site is approximately 44 feet NGVD and it is relatively flat with a drainage ditch bordering the property to the west. Historic use of the property has included use as a citrus grove, but appears to have been overgrown since 1984.

4.2.2 Soils

The majority of the site consists of Candler fine sand 0 to 5 percent slopes, with Tavares-Millhopper complex, 0 to 5 percent slopes along the western portion of the property (Figure 7). Areas with Candler fine sand have fine sand to a depth of 80 inches with a water table of the same depth and permeability is rapid. Typical use for these areas are as citrus groves, pasture, or urban development. Natural vegetation consists of bluejack oak (*Q. incana*), Chapman oak (*Q. chapmanii*), sand live oak (*Q. geminata*), and turkey oak (*Q. laevis*).

Tavares-Millhopper complex soils are nearly level and drained soils. They occur in low-lying areas in uplands and flatwoods. They have a seasonal high water table of 40-60 inches, and has rapid permeability. Typical use for these areas are as pasture, urban development, as well as row crops and citrus groves. Natural vegetation consists of bluejack oak (*Q. incana*), live oak (*Q. virginiana*), turkey oak (*Q. laevis*), and longleaf pine (*Pinus palustris*).

4.2.3 Vegetation and Habitat

Canopy structure was consistent throughout the site. A mixture of bluejack oak (*Q. incana*), live oak (*Q. virginiana*), sand live oak (*Q. geminata*), laurel cherry (*Prunus caroliniana*), and remnant citrus trees associated with the previous citrus grove. Subcanopy included mulberry (*Morus rubra*), Brazilian pepper (*Schinus terribenthifolius*), caesar's weed (*Urena lobata*), and wild grape (*Vitis spp.*). Photograph locations taken at the site are shown on Figure 8 and the photographs are included in Appendix A.

4.2.4 Wetlands

No federally or state jurisdictional wetlands were identified during the site inspection.



Legend

 Temple Terrace



Soil Description

 7 - Candler fine sand, 0 to 5 percent slopes

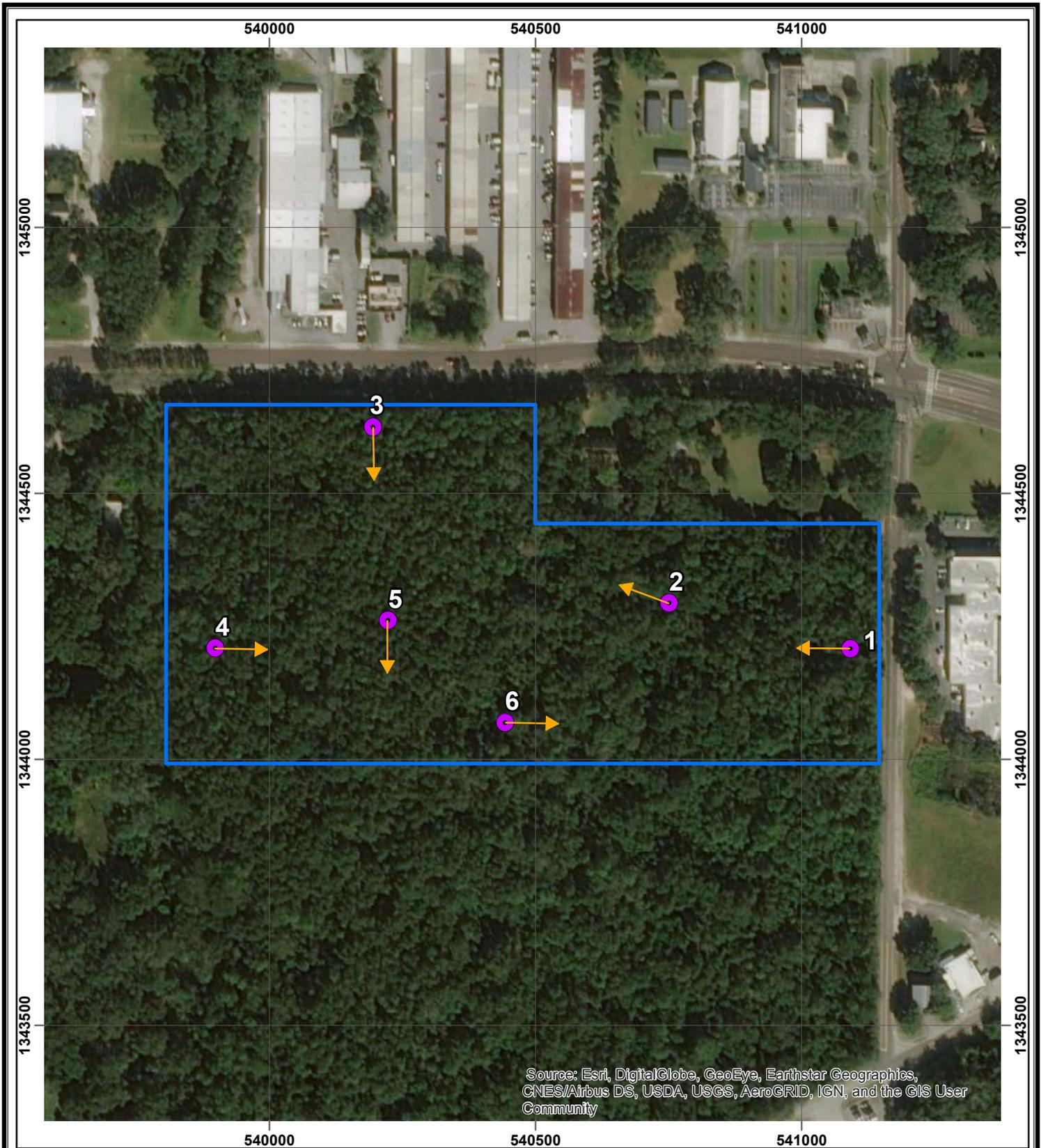
 26 - Lochloosa-Micanopy fine sands, 0 to 5 percent slopes

 46 - St. Johns fine sand

 53 - Tavares-Millhopper complex, 0 to 5 percent slopes



Figure 7. Temple Terrace Soils



Legend

- Harney Road
- Photo Location



Figure 8. Harney Road Photo Locations

4.2.5 Wildlife

No wildlife or signs were observed on the property during the site visit. The disturbed nature of the site and proximity to development and roadways would discourage many native wildlife species from utilizing the site. However, it would be expected that some wildlife species associated with development could be present. These would include raccoons (*Procyon lotor*), possums (*Didelphis virginiana*), armadillos (*Dasypus novemcinctus*), and a variety of bird species.

4.2.6 Threatened or Endangered Species

A list of federally and state listed threatened, endangered, or candidate species for Hillsborough County is located in Table 1. The Florida Natural Area Inventories list is included in Appendix B. In addition, the U.S. Fish and Wildlife Service (FWS) identified a total of 11 federally listed species potentially occurring on the project area. The FWS also indicated that there are no critical habitat within the proposed project area (Appendix C).

During the site visit, no signs of presence of federally or state listed species were observed. The disturbed nature of the site as well as the site's proximity to active human presence would not be conducive for the majority of the listed species.

4.3 U.S. Highway 301 Site

4.3.1 General Description

The U.S. Highway 301 site is a 51.56 acre property located at the southwest corner of US 301 and Sligh Avenue in Hillsborough County, Florida. and is currently undeveloped and appears to have been undeveloped since at least 1943. Portions of the site were heavily wooded, and much of the site was wet with standing water occurring throughout the site. The western portion of the site is a maintained field vegetated by various grasses. The elevation of the property is approximately 15 feet NGVD. The topography is relatively flat, and a pond is located in the northwest portion of the site. Piles of various household, construction, and industrial debris are scattered throughout the site, particularly in the northern.

4.3.2 Soils

Soil types on the project site include Basinger, Holopaw, and Samsula soils, depressional, Chobee muck, frequently ponded, 0 to 1 percent slopes, Felda fine sand, 0 to 2 percent slopes, Floridana fine sand, 0 to 2 percent slopes, Immokalee fine sand, 0 to 2 percent slopes, and Malabar fine sand, 0 to 2 percent slopes (Figure 9).

Basinger, Holopaw, and Samsula soils are nearly level and poorly drained. They are typically in swamps and depressions in flatwoods and are frequently ponded. Natural vegetation consists of bald cypress (*Taxodium disticum*) in the canopy, with understory consisting of bluestem (*Andropogon spp.*), cutgrass (*Leersia hexandra*), maidencane (*Panicum hematomon*), and sawgrass (*Cladium jamaicense*).

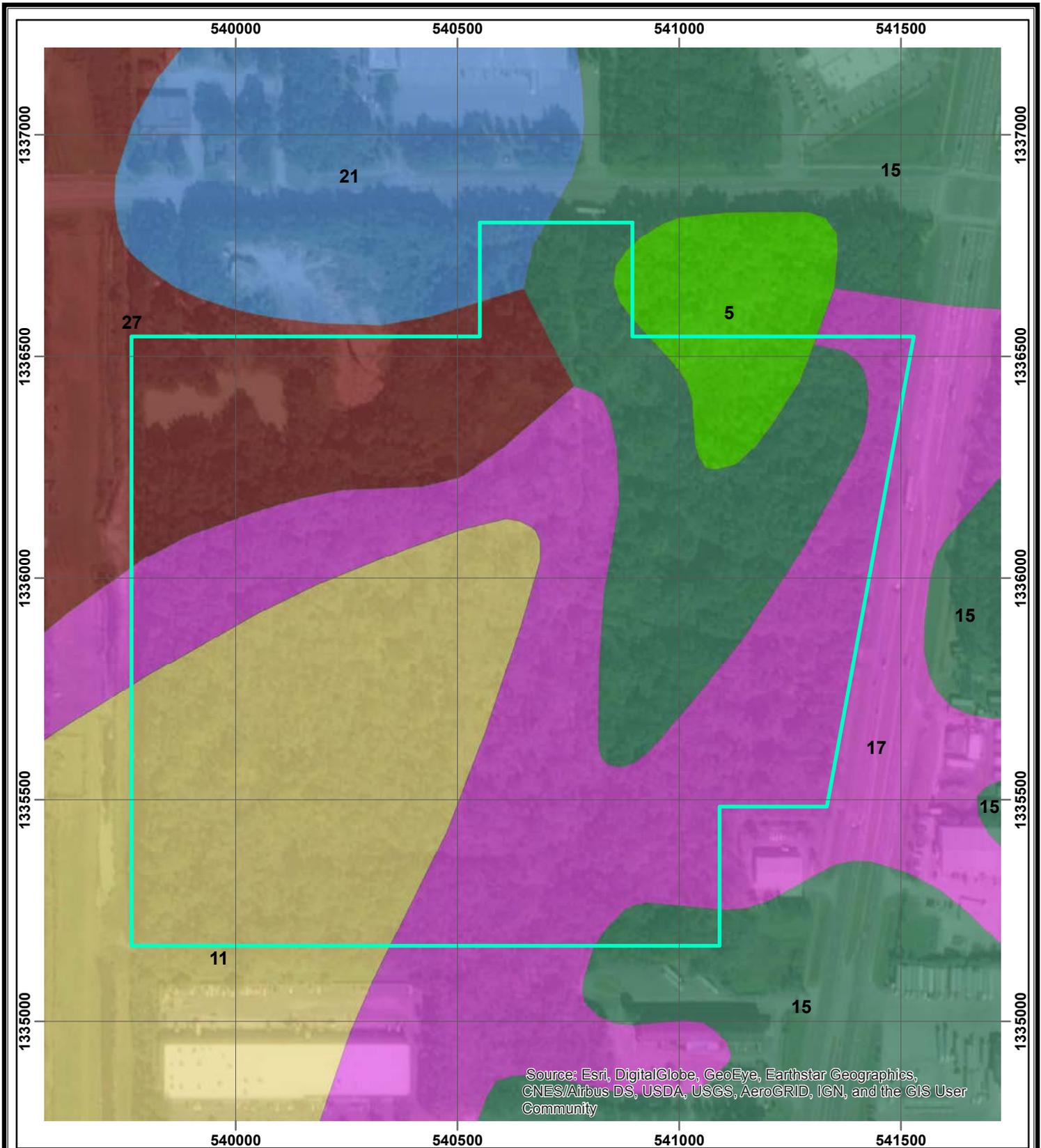
Chobee muck is nearly level and very poorly drained, and undrained areas remain ponded for extensive periods of time. This soil is not suitable for crops or pasture in its natural state. Natural vegetation includes cypress (*Taxodium spp.*), sweetgum (*Liquidambar styraciflua*), red maple (*Acer rubrum*), cabbage palm (*Sabal palmetto*), and willow (*Salix caroliniana*). The understory typically would include buttonbush (*Cephalanthus occidentalis*), smartweed (*Polygonum spp.*), maidencane (*Panicum hematomon*), and sawgrass (*Cladium jamaicense*).

Felda fine sand is a nearly level and poorly drained soil. Water levels typically range from the surface to 10 inches, and it has a limited use for crops or pasture due to its wetness. Natural canopy vegetation includes cabbage palm (*S. palmetto*) and slash pine (*P. elliotii*), with saw palmetto (*S. repens*) and wax myrtle (*Myrica cerifera*) in the subcanopy.

Floridana fine sand is nearly level and very poorly drained. Water levels typically range from the surface to 10 inches, and it has a limited use for crops or pasture due to its wetness. Natural canopy vegetation includes cabbage palm (*S. palmetto*) and slash pine (*P. elliotii*), with understory consisting of bluestem (*Andropogon spp.*) and maidencane (*Panicum hematomon*).

Immokalee fine sand is a nearly level and poorly drained soil. Water levels typically range from the surface to 10 inches, and it has a limited use for crops or pasture due to its wetness. Natural canopy vegetation includes longleaf pine (*P. palustris*) and slash pine (*P. elliotii*), with understory consisting of saw palmetto (*S. repens*), wax myrtle (*Myrica cerifera*), bluestem (*Andropogon spp.*), and maidencane (*P. hematomon*).

Malabar fine sand is nearly level and poorly drained. Natural vegetation for these areas consists of live oak (*Q. virginiana*), turkey oak (*Q. laevis*), longleaf pine (*P. palustris*), and slash pine (*P. elliotii*). Typical natural understory vegetation consists of bluestem (*Andropogon spp.*), broomsedge (*A. virginicus*), saw palmetto (*S. repens*), lopsided indiagrass (*S. secundum*), and pineland threeawn (*Aristida spp.*).



Legend

 U.S. Highway 301

Soil Description

 5 - Basinger, Holopaw, and Samsula soils, depressional

 11 - Chobee muck, frequently ponded, 0 to 1 percent slopes

 15 - Felda fine sand, 0 to 2 percent slopes

 17 - Floridana fine sand, 0 to 2 percent slopes

 21 - Immokalee fine sand, 0 to 2 percent slopes

 27 - Malabar fine sand, 0 to 2 percent slopes



Figure 9. U.S. Highway 301 Soils

4.3.3 Vegetation and Habitat

Vegetation identified during the site visit varied depending on the habitat. Upland areas along the north and west portions of the site were vegetated primarily with slash pine (*P. elliotii*), saw palmetto (*S. repens*), mulberry (*Morus rubra*), and sand live oak (*Q. geminata*) in the canopy, with catbriar (*Smilax spp.*), wild grape (*Vitis spp.*), and dahoon holly (*Ilex cassine*), in the subcanopy. The wooded wetland areas were vegetated by cypress (*Taxodium spp.*), sweetgum (*L. styraciflua*), red maple (*A. rubrum*), cabbage palm (*S. palmetto*), and willow (*Salix caroliniana*) in the canopy. Subcanopy vegetation included wax myrtle (*M. cerifera*), buttonbush (*C. occidentalis*), smartweed (*Polygonum spp.*), arrowhead (*Sagittaria spp.*), wild taro (*Colocasia esculenta*), swamp fern (*Blechnum serratum*), St. John's-wort (*Hypericum spp.*), and maidencane (*P. hematomon*). Photograph locations taken at the site are shown on Figure 10 and the photographs are included in Appendix A.

4.3.4 Wetlands

A formal wetland delineation was not conducted on the site. However, a large portion of the site appears to qualify as federal and state jurisdictional wetlands. The site had received abundant rainfall in the weeks prior to the site visit, resulting in an abundance of standing water throughout the site, making it difficult to determine wetland boundaries in the field. A preliminary wetland map was prepared using current topographic, soils, and infrared maps in conjunction with observations during the site visit (Figure 11). The majority of the southern portion of the site (29.71 acres) appears to qualify as jurisdictional wetlands. In addition, the existing pond and adjacent low area (2.02 acres) in the northwest corner of the property are likely wetlands, as well as a 2.46-acre area on the northeast portion of the property. Delineation of the wetland boundaries in the field would be required to fully determine the extent of the jurisdictional wetlands.

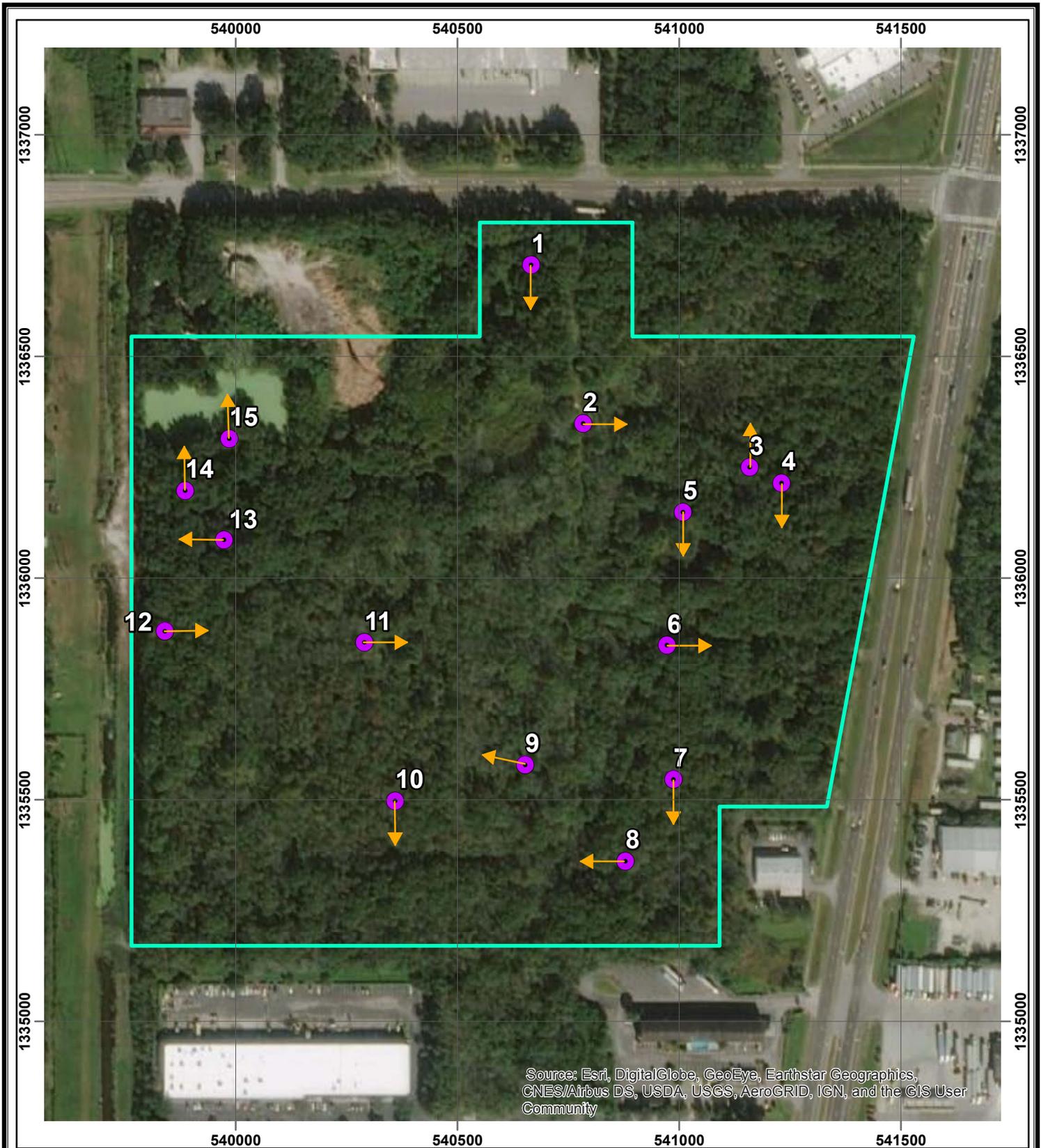
4.3.5 Wildlife

No wildlife was observed during the site visit, possibly due to the rainy conditions at the time. It is likely that the wet areas provide habitat for a number of amphibians and reptiles as well as small mammals and bird species.

4.3.6 Threatened or Endangered Species

A list of federally and state listed threatened, endangered, or candidate species for Hillsborough County is located in Table 1. In addition, the U.S. Fish and Wildlife Service (FWS) identified a total of 11 federally listed species potentially occurring on the project area. The FWS also indicated that there are no critical habitat within the proposed project area.

During the site visit, no signs of presence of federally or state listed species were observed. There is potential for the federally threatened wood stork (*Mycteria americana*) to occur on the site due as well as the American alligator (*Alligator mississippiensis*), but neither species was observed.



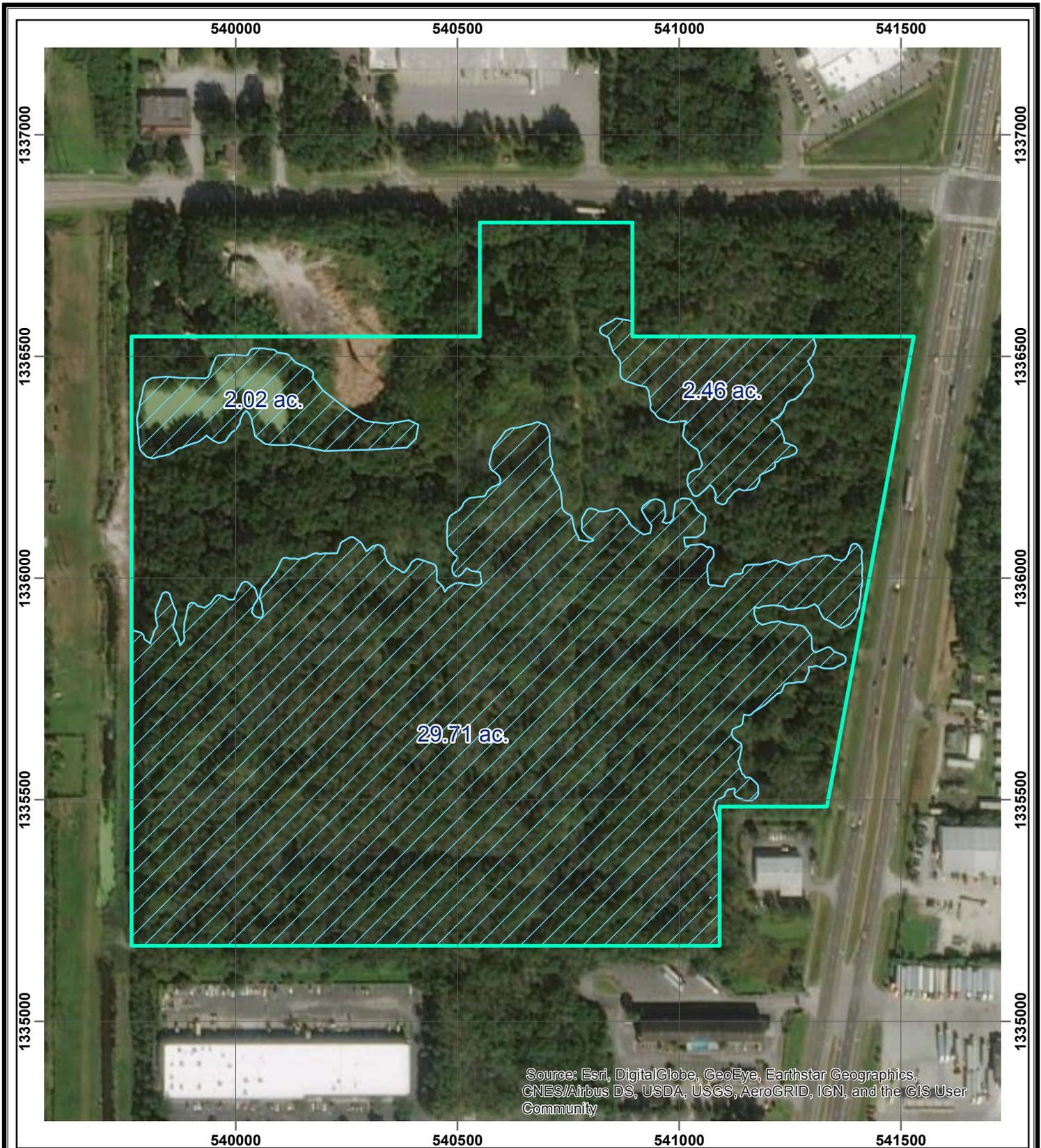
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Legend

- Sligh Ave
- Photo Location



Figure 10. Sligh Ave Photo Locations



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Legend

-  U.S. Highway 301
-  Approximate Wetland (34.19 acres)



Figure 11. U.S. Highway 301 Wetlands

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- Terracon Consultants, Inc. 2020. Phase I Environmental Site Assessment. Lakeland VA Clinic Temple Terrace Highway & Davis Road, Tampa, Hillsborough County, FL. June 3, 2020.
- USFWS 2020a. VA Tampa Mental Health Clinic – Temple Terrace Site. List of threatened and endangered species that may occur in your proposed project location, and/may be affected by your proposed project.
- USFWS 2020b. VA Tampa Mental Health Clinic – U.S. Highway 301 Site. List of threatened and endangered species that may occur in your proposed project location, and/may be affected by your proposed project.
- USFWS 2020c. VA Tampa Mental Health Clinic – Bearss Road Site. List of threatened and endangered species that may occur in your proposed project location, and/may be affected by your proposed project.
- Wunderlin, Richard P. 1982. Guide to the Vascular Plants of Central Florida. University Presses of Florida.

Appendix A
Site Photographs

Bearss Avenue Site Photographs



Photograph 1



Photograph 2



Photograph 3



Photograph 4



Photograph 5



Photograph 6

Bearss Avenue Site Photographs



Photograph 7



Photograph 8

Temple Terrace Site Photographs



Photograph 1



Photograph 2



Photograph 3



Photograph 4



Photograph 5



Photograph 6

U.S. Highway 301 Photographs



Photograph 1



Photograph 2



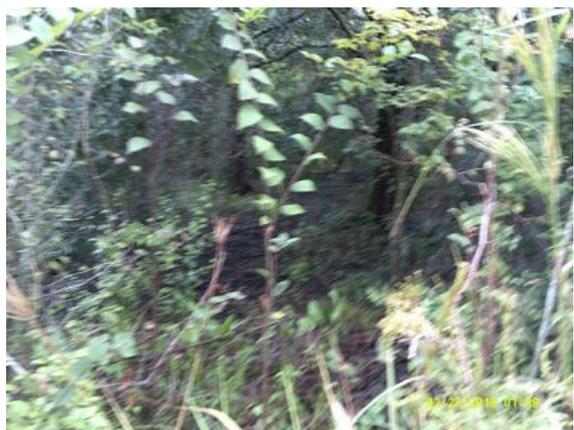
Photograph 3



Photograph 4



Photograph 5



Photograph 6

U.S. Highway 301 Photographs



Photograph 7



Photograph 8



Photograph 9



Photograph 10



Photograph 11



Photograph 12

U.S. Highway 301 Photographs



Photograph 13



Photograph 14



Photograph 15

Appendix B

Florida Natural Areas Inventory Tracking List for Hillsborough County, Florida

FNAI Tracking List

HILLSBOROUGH COUNTY
 106 Total Elements Found
 Last Updated: April 2019

Key

Scientific Name is linked to the FNAI Online Field Guides when available.
 - links to **NatureServe Explorer**, an online encyclopedia of more than 55,000 plants, animals, and natural communities in North America, compiled by the **NatureServe** network of natural heritage programs, of which the Florida Natural Areas Inventory is a member.
 - links to a species distribution map (**Adobe SVG viewer** required). If your browser does not support Adobe SVG, try this [link](#)

SEARCH RESULTS

NOTE: This is not a comprehensive list of all species and natural communities occurring in the location searched. Only elements documented in the FNAI database are included and occurrences of natural communities are excluded. Please see FNAI Land Cover information or Reference Natural Community map for more information on communities.

Plants and Lichens		EXPLANATION			
Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status
Adiantum tenerum	 brittle maidenhair fern	G5	S3		E
Andropogon arctatus	 pinewoods bluestem	G3	S3		T
Asplenium erosum	 auricled spleenwort	G5	S2		E
Bonamia grandiflora	 Florida bonamia	G3	S3	T	E
Campanula robinsiae	 Brooksville bellflower	G1	S1	E	E
Carex chapmannii	 Chapman's sedge	G3	S3		T
Centrosema arenicola	 sand butterfly pea	G2Q	S2		E
Chionanthus pygmaeus	 pygmy fringe tree	G2G3	S2S3	E	E
Chrysopsis floridana	 Florida goldenaster	G3	S3	E	E
Glandularia tampensis	 Tampa vervain	G2	S2		E
Gymnopogon chapmanianus	 Chapman's skeletongrass	G3	S3		N
Helianthus debilis ssp. vestitus	 hairy beach sunflower	G5T2	S2		N
Lechea cernua	 nodding pinweed	G3	S3		T
Lechea divaricata	 pine pinweed	G2	S2		E
Nolina brittoniana	 Britton's beargrass	G3	S3	E	E
Ophioglossum palmatum	 hand fern	G4	S2		E
Pecluma plumula	 plume polypody	G5	S2		E
Pteroglossaspis ecristata	 giant orchid	G2G3	S2		T

<i>Rhynchospora megaplumosa</i>		large-plumed beaksedge	G2	S2		E
<i>Schizachyrium niveum</i>		scrub bluestem	G1G2	S1S2		E
<i>Schwalbea americana</i>		chaffseed	G2	S1	E	E
<i>Tephrosia angustissima</i> var. <i>curtissii</i>		coastal hoary-pea	G1T1	S1		E
<i>Thelypteris serrata</i>		toothed maiden fern	G5	S1		E
<i>Triphora amazonica</i>		broad-leaved noddling-caps	GU	S1		E
<i>Zephyranthes simpsonii</i>		redmargin zephyrlily	G2G3	S2S3		T

Clams and Mussels		EXPLANATION				
Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status	
<i>Utterbackia peninsularis</i>	Peninsular Floater	G2G3	S2S3			N
<i>Villosa amygdala</i>	Florida Rainbow	G3	S3			N

Mayflies		EXPLANATION				
Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status	
<i>Attenella attenuata</i>	Hirsute Mayfly	G5	S1S2			N
<i>Stenacron floridense</i>	A Mayfly	G3G4	S3S4			N

Dragonflies and Damselflies		EXPLANATION				
Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status	
<i>Dromogomphus armatus</i>	Southeastern Spinyleg	G4	S3			N
<i>Gomphus modestus</i>	Gulf Coast Clubtail	G3G4	S1			N
<i>Macromia alleghaniensis</i>	Allegheny River Cruiser	G4	S1			N

Grasshoppers and Allies		EXPLANATION				
Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status	
<i>Typhlocyba floridanus</i>	Blind Pocket Gopher Cave Cricket	G2	S2			N

Beetles		EXPLANATION				
Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status	
<i>Aphodius aegrotus</i>	Small Pocket Gopher Aphodius Beetle	G3G4	S3?			N
<i>Aphodius laevigatus</i>	Large Pocket Gopher Aphodius Beetle	G3G4	S3?			N
<i>Bolbocerosoma hamatum</i>	Bicolored Burrowing Scarab Beetle	G3G4	S3			N
<i>Chelyoxenus xerobatis</i>	Gopher Tortoise Hister Beetle	G2G3	S2			N
<i>Haroldiataenius saramari</i>	Sand Pine Scrub Ataenius Beetle	G3G4	S3S4			N

<i>Hypotrachia spissipes</i>		Florida Hypotrachia Scarab Beetle	G3G4	S3S4		N
<i>Ischyurus dunedinensis</i>		Three Spotted Pleasing Fungus Beetle	G2G3	S2S3		N
<i>Micronaspis floridana</i>		Florida Intertidal Firefly	G1G3	S1S3		N
<i>Onthophagus polyphemi polyphemi</i>		Punctate Gopher Tortoise Onthophagus Beetle	G2G3T2T3	S2		N
<i>Peltotrupes profundus</i>		Florida Deepdigger Scarab Beetle	G3	S3		N
<i>Phyllophaga elongata</i>		Elongate June Beetle	G3	S3		N
<i>Selonodon mandibularis</i>		Large-Jawed Cebrioid Beetle	G2G4	S2S4		N

Caddisflies		EXPLANATION				
Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status	
<i>Hydroptila bernerii</i>	Berner's Microcaddisfly	G4G5	S3		N	
<i>Hydroptila wakulla</i>	Wakulla Springs Vari-colored Microcaddisfly	G2	S2		N	
<i>Ochrotrichia provosti</i>	Provost's Somber Caddisfly	GH	SH		N	
<i>Orthotrichia curta</i>	Short Orthotrichian Microcaddisfly	G4	S2S3		N	
<i>Orthotrichia dentata</i>	Dentate Orthotrichian Microcaddisfly	G2G3	S1S2		N	
<i>Oxyethira florida</i>	Florida Cream and Brown Microcaddisfly	G1G2	S1S2		N	
<i>Trianaodes furcellus</i>	Little-fork Trianaode Caddisfly	G3	S3		N	

Butterflies and Moths		EXPLANATION				
Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status	
<i>Aphrissa statira</i>	Statira	G5	S2S3		N	
<i>Euphyes dukesii calhouni</i>	Calhoun's Skipper	G3T1	S1		N	
<i>Idia gopheri</i>	Gopher Tortoise Noctuid Moth	G2G3	S2S3		N	

Ants, Bees, and Wasps		EXPLANATION				
Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status	
<i>Bombus fraternus</i>	Southern Plains Bumble Bee	G2G4	S1S2		N	

Fishes		EXPLANATION				
Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status	
<i>Microphis brachyurus</i>	Opossum Pipefish	G4G5	S2	SC	N	

Amphibians		EXPLANATION				
Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status	

<i>Lithobates capito</i>		Gopher Frog	G3	S3		N
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Reptiles		EXPLANATION				
Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status	
<i>Alligator mississippiensis</i>	American Alligator	G5	S4	SAT	FT(S/A)	
<i>Caretta caretta</i>	Loggerhead Sea Turtle	G3	S3	T	FT	
<i>Chelonia mydas</i>	Green Sea Turtle	G3	S2S3	T	FT	
<i>Crotalus adamanteus</i>	Eastern Diamondback Rattlesnake	G4	S3		N	
<i>Dermodochelys coriacea</i>	Leatherback Sea Turtle	G2	S2	E	FE	
<i>Drymarchon couperi</i>	Eastern Indigo Snake	G3	S3	T	FT	
<i>Gopherus polyphemus</i>	Gopher Tortoise	G3	S3	C	ST	
<i>Heterodon simus</i>	Southern Hognose Snake	G2	S2S3		N	
<i>Lampropeltis extenuata</i>	Short-tailed Snake	G3	S3		ST	
<i>Lampropeltis floridana</i>	Florida Kingsnake	G2G3	SNR		N	
<i>Lampropeltis getula</i>	Common Kingsnake	G5	S2S3		N	
<i>Pituophis melanoleucus</i>	Pine Snake	G4	S3		ST	
<i>Plestiodon egregius pop. 1</i>	Mole Skink, Egmont Key population	G5T1Q	S1		N	
<i>Pseudemys concinna suwanniensis</i>	Suwannee Cooter	G5T3	S3		N	

Birds		EXPLANATION				
Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status	
<i>Antigone canadensis pratensis</i>	Florida Sandhill Crane	G5T2	S2		ST	
<i>Aphelocoma coerulescens</i>	Florida Scrub-Jay	G2?	S2	T	FT	
<i>Aramus guarana</i>	Limpkin	G5	S3		N	
<i>Athene cucularia floridana</i>	Florida Burrowing Owl	G4T3	S3		ST	
<i>Buteo brachyurus</i>	Short-tailed Hawk	G4G5	S1		N	
<i>Charadrius nivosus</i>	Snowy Plover	G3	S1	N	ST	
<i>Egretta caerulea</i>	Little Blue Heron	G5	S4		ST	
<i>Egretta rufescens</i>	Reddish Egret	G4	S2		ST	
<i>Egretta thula</i>	Snowy Egret	G5	S3		N	
<i>Egretta tricolor</i>	Tricolored Heron	G5	S4		ST	
<i>Eudocimus albus</i>	White Ibis	G5	S4		N	
<i>Haematopus palliatus</i>	American Oystercatcher	G5	S2		ST	
<i>Haliaeetus leucocephalus</i>	Bald Eagle	G5	S3		N	
<i>Hydroprogne caspia</i>	Caspian Tern	G5	S2		N	
<i>Mycteria americana</i>	Wood Stork	G4	S2	T	FT	
<i>Nyctanassa violacea</i>	Yellow-crowned Night-heron	G5	S3		N	
<i>Nycticorax nycticorax</i>	Black-crowned Night-heron	G5	S3		N	
<i>Pandion haliaetus</i>	Osprey	G5	S3S4		N	
<i>Platalea ajaja</i>	Roseate Spoonbill	G5	S2		ST	
<i>Plegadis falcinellus</i>	Glossy Ibis	G5	S3		N	

<i>Rallus longirostris scottii</i>		Florida Clapper Rail	G5T3?	S3?		N
<i>Rynchops niger</i>		Black Skimmer	G5	S3		ST
<i>Sternula antillarum</i>		Least Tern	G4	S3	N	ST
<i>Thalasseus maximus</i>		Royal Tern	G5	S3		N
<i>Thalasseus sandvicensis</i>		Sandwich Tern	G5	S2		N

Mammals		EXPLANATION				
Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status	
<i>Eptesicus fuscus</i>	Big Brown Bat	G5	S3			N
<i>Mustela frenata peninsulæ</i>	Florida Long-tailed Weasel	G5T3?	S3			N
<i>Podomys floridanus</i>	Florida Mouse	G3	S3			N
<i>Sciurus niger niger</i>	Southeastern Fox Squirrel	G5T5	S3			N
<i>Trichechus manatus</i>	West Indian Manatee	G2	S2	T		FT
<i>Ursus americanus floridanus</i>	Florida Black Bear	G5T4	S4			N

Other Elements		EXPLANATION				
Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status	
<i>Bird Rookery</i>		G5	SNR			N
<i>Geological feature</i>		GNR	SNR			N
<i>Manatee Aggregation Site</i>		GNR	SNR			N

[New Search](#)

Appendix C

U.S. Fish and Wildlife Service List of Threatened and Endangered Species for the Project Sites



United States Department of the Interior



FISH AND WILDLIFE SERVICE
North Florida Ecological Services Field Office
7915 Baymeadows Way, Suite 200
Jacksonville, FL 32256-7517
Phone: (904) 731-3336 Fax: (904) 731-3045

In Reply Refer To:

October 28, 2020

Consultation Code: 04EF1000-2021-SLI-0091

Event Code: 04EF1000-2021-E-00162

Project Name: VA Tampa Mental Health Clinic - Bearss Road Site

Subject: List of threatened and endangered species that may occur in your proposed project location, and/or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF>

Please be aware that bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 *et seq.*), and projects affecting these species may require development of an eagle conservation plan (http://www.fws.gov/windenergy/eagle_guidance.html). Additionally, wind energy projects should follow the wind energy guidelines (<http://www.fws.gov/windenergy/>) for minimizing impacts to migratory birds and bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at: <http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm>; <http://www.towerkill.com>; and <http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List
 - Migratory Birds
-

Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

North Florida Ecological Services Field Office

7915 Baymeadows Way, Suite 200

Jacksonville, FL 32256-7517

(904) 731-3336

Project Summary

Consultation Code: 04EF1000-2021-SLI-0091

Event Code: 04EF1000-2021-E-00162

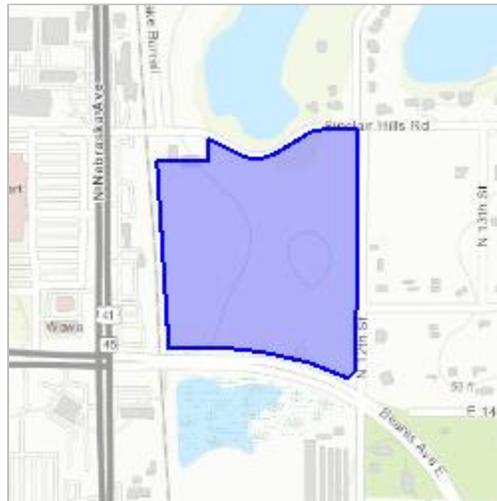
Project Name: VA Tampa Mental Health Clinic - Bearss Road Site

Project Type: DEVELOPMENT

Project Description: GSA's Proposed Action is to provide the VA with a long-term lease and operation of a consolidated and expanded build-to-suit Mental Health Clinic in the Tampa, Florida area. The proposed project would replace the existing combined 49,766 square-feet of mental health facilities located at 10770 North 46th Street, 14517 Bruce B. Downs Boulevard, and 4700 North Habana Street with a new 158,000 net usable square feet state-of-the-art, energy-efficient Mental Health Clinic, 800 parking spaces, and appropriate stormwater management features. The Proposed Action includes consideration of a build-to-suit Mental Health Clinic on 3 different site alternatives identified during GSA's developer proposal process. The site included here is Bearss Road.

Project Location:

Approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/place/28.08950104282342N82.44883943927195W>



Counties: Hillsborough, FL

Endangered Species Act Species

There is a total of 11 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Birds

NAME	STATUS
Eastern Black Rail <i>Laterallus jamaicensis ssp. jamaicensis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10477	Threatened
Wood Stork <i>Mycteria americana</i> Population: AL, FL, GA, MS, NC, SC No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8477	Threatened

Reptiles

NAME	STATUS
Eastern Indigo Snake <i>Drymarchon corais couperi</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/646	Threatened
Gopher Tortoise <i>Gopherus polyphemus</i> Population: eastern No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6994	Candidate
Hawksbill Sea Turtle <i>Eretmochelys imbricata</i> There is final critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/3656	Endangered
Leatherback Sea Turtle <i>Dermochelys coriacea</i> There is final critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/1493	Endangered
Loggerhead Sea Turtle <i>Caretta caretta</i> Population: Northwest Atlantic Ocean DPS There is final critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/1110	Threatened

Flowering Plants

NAME	STATUS
Brooksville Bellflower <i>Campanula robinsiae</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/5809	Endangered
Florida Bonamia <i>Bonamia grandiflora</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/2230	Threatened
Florida Golden Aster <i>Chrysopsis floridana</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/5352	Endangered
Pygmy Fringe-tree <i>Chionanthus pygmaeus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/1084	Endangered

Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

Migratory Birds

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

-
1. The [Migratory Birds Treaty Act](#) of 1918.
 2. The [Bald and Golden Eagle Protection Act](#) of 1940.
 3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
American Kestrel <i>Falco sparverius paulus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Apr 1 to Aug 31
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Sep 1 to Jul 31

NAME	BREEDING SEASON
<p>Common Ground-dove <i>Columbina passerina exigua</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA</p>	Breeds Feb 1 to Dec 31
<p>Least Tern <i>Sterna antillarum</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA</p>	Breeds Apr 20 to Sep 10
<p>Lesser Yellowlegs <i>Tringa flavipes</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679</p>	Breeds elsewhere
<p>Limpkin <i>Aramus guarauna</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds Jan 15 to Aug 31
<p>Magnificent Frigatebird <i>Fregata magnificens</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds Oct 1 to Apr 30
<p>Prairie Warbler <i>Dendroica discolor</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds May 1 to Jul 31
<p>Short-tailed Hawk <i>Buteo brachyurus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/8742</p>	Breeds Mar 1 to Jun 30
<p>Swallow-tailed Kite <i>Elanoides forficatus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8938</p>	Breeds Mar 10 to Jun 30
<p>Yellow Warbler <i>Dendroica petechia gundlachi</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA</p>	Breeds May 20 to Aug 10

Probability Of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ “Proper Interpretation and Use of Your Migratory Bird Report” before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

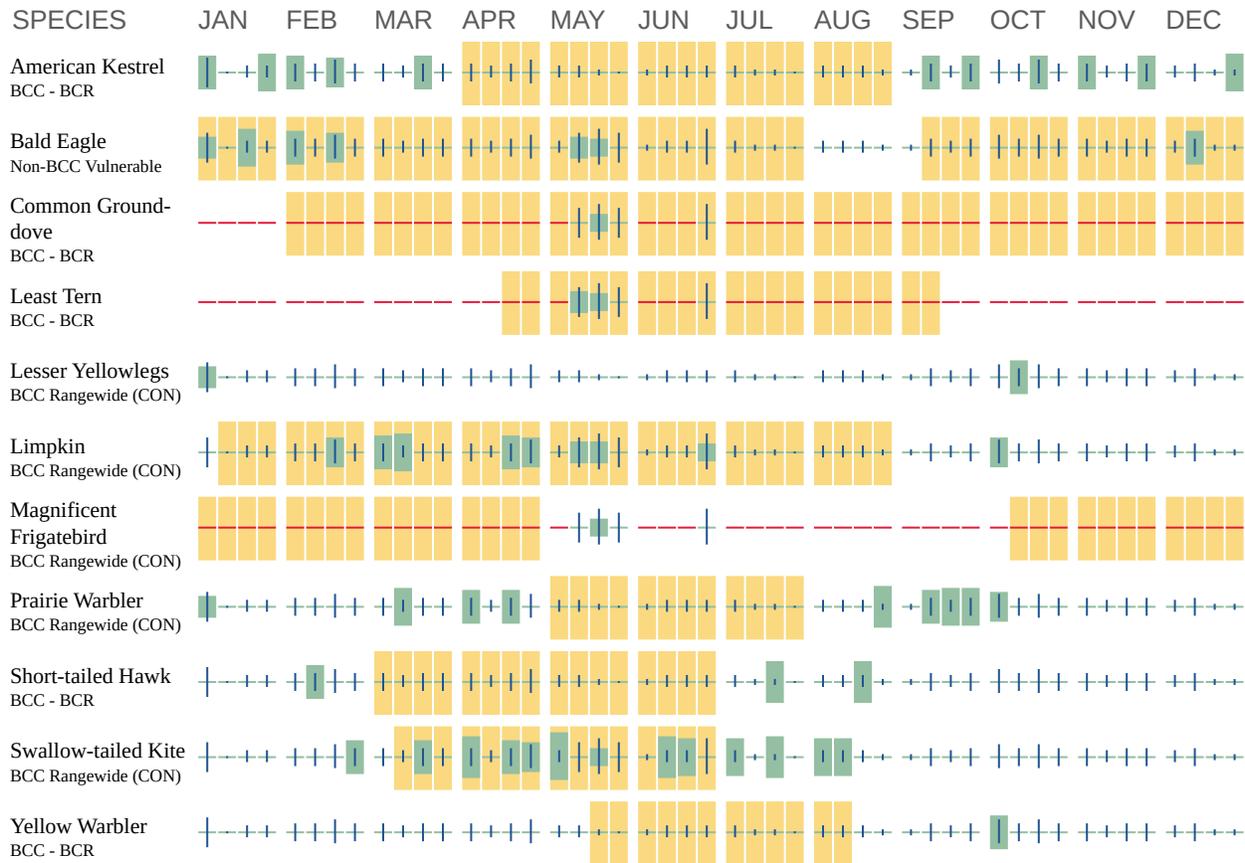
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

No Data (—)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



Additional information can be found using the following links:

- Birds of Conservation Concern <http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php>
- Measures for avoiding and minimizing impacts to birds <http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php>
- Nationwide conservation measures for birds <http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf>

Migratory Birds FAQ

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) and/or

[permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [AKN Phenology Tool](#).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go to the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: [The Cornell Lab of Ornithology All About Birds Bird Guide](#), or (if you are unsuccessful in locating the bird of interest there), the [Cornell Lab of Ornithology Neotropical Birds guide](#). If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In

contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ “Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds” at the bottom of your migratory bird trust resources page.



United States Department of the Interior



FISH AND WILDLIFE SERVICE
North Florida Ecological Services Field Office
7915 Baymeadows Way, Suite 200
Jacksonville, FL 32256-7517
Phone: (904) 731-3336 Fax: (904) 731-3045

In Reply Refer To:

October 28, 2020

Consultation Code: 04EF1000-2021-SLI-0093

Event Code: 04EF1000-2021-E-00166

Project Name: VA Tampa Mental Health Clinic - U.S. Highway 301 Site

Subject: List of threatened and endangered species that may occur in your proposed project location, and/or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF>

Please be aware that bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 *et seq.*), and projects affecting these species may require development of an eagle conservation plan (http://www.fws.gov/windenergy/eagle_guidance.html). Additionally, wind energy projects should follow the wind energy guidelines (<http://www.fws.gov/windenergy/>) for minimizing impacts to migratory birds and bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at: <http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm>; <http://www.towerkill.com>; and <http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List
 - Migratory Birds
-

Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

North Florida Ecological Services Field Office

7915 Baymeadows Way, Suite 200

Jacksonville, FL 32256-7517

(904) 731-3336

Project Summary

Consultation Code: 04EF1000-2021-SLI-0093

Event Code: 04EF1000-2021-E-00166

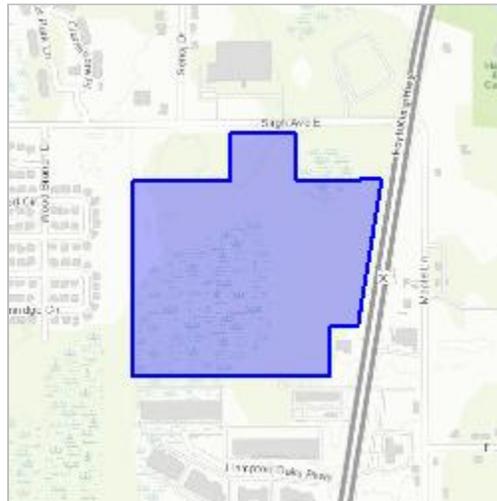
Project Name: VA Tampa Mental Health Clinic - U.S. Highway 301 Site

Project Type: DEVELOPMENT

Project Description: GSA's Proposed Action to provide the VA with a long-term lease and operation of a consolidated and expanded build-to-suit Mental Health Clinic in the Tampa, Florida area. The proposed project would replace the existing combined 49,766 square-feet of mental health facilities located at 10770 North 46th Street, 14517 Bruce B. Downs Boulevard, and 4700 North Habana Street with a new 158,000 net usable square feet state-of-the-art, energy-efficient Mental Health Clinic, 800 parking spaces, and appropriate stormwater management features. The Proposed Action includes consideration of a build-to-suit Mental Health Clinic on 3 different site alternatives identified during GSA's developer proposal process. The site here is U.S. Highway 301.

Project Location:

Approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/place/28.008507187275313N82.35819996291798W>



Counties: Hillsborough, FL

Endangered Species Act Species

There is a total of 11 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Birds

NAME	STATUS
Eastern Black Rail <i>Laterallus jamaicensis ssp. jamaicensis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10477	Threatened
Wood Stork <i>Mycteria americana</i> Population: AL, FL, GA, MS, NC, SC No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8477	Threatened

Reptiles

NAME	STATUS
Eastern Indigo Snake <i>Drymarchon corais couperi</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/646	Threatened
Gopher Tortoise <i>Gopherus polyphemus</i> Population: eastern No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6994	Candidate
Hawksbill Sea Turtle <i>Eretmochelys imbricata</i> There is final critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/3656	Endangered
Leatherback Sea Turtle <i>Dermochelys coriacea</i> There is final critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/1493	Endangered
Loggerhead Sea Turtle <i>Caretta caretta</i> Population: Northwest Atlantic Ocean DPS There is final critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/1110	Threatened

Flowering Plants

NAME	STATUS
Brooksville Bellflower <i>Campanula robinsiae</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/5809	Endangered
Florida Bonamia <i>Bonamia grandiflora</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/2230	Threatened
Florida Golden Aster <i>Chrysopsis floridana</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/5352	Endangered
Pygmy Fringe-tree <i>Chionanthus pygmaeus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/1084	Endangered

Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

Migratory Birds

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

-
1. The [Migratory Birds Treaty Act](#) of 1918.
 2. The [Bald and Golden Eagle Protection Act](#) of 1940.
 3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
American Kestrel <i>Falco sparverius paulus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Apr 1 to Aug 31
American Oystercatcher <i>Haematopus palliatus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8935	Breeds Apr 15 to Aug 31

NAME	BREEDING SEASON
<p>Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626</p>	Breeds Sep 1 to Jul 31
<p>Black Skimmer <i>Rynchops niger</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/5234</p>	Breeds May 20 to Sep 15
<p>Clapper Rail <i>Rallus crepitans</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA</p>	Breeds Apr 10 to Oct 31
<p>Common Ground-dove <i>Columbina passerina exigua</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA</p>	Breeds Feb 1 to Dec 31
<p>King Rail <i>Rallus elegans</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8936</p>	Breeds May 1 to Sep 5
<p>Least Tern <i>Sterna antillarum</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA</p>	Breeds Apr 20 to Sep 10
<p>Lesser Yellowlegs <i>Tringa flavipes</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679</p>	Breeds elsewhere
<p>Limpkin <i>Aramus guarauna</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds Jan 15 to Aug 31
<p>Magnificent Frigatebird <i>Fregata magnificens</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds Oct 1 to Apr 30
<p>Prairie Warbler <i>Dendroica discolor</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds May 1 to Jul 31

NAME	BREEDING SEASON
Reddish Egret <i>Egretta rufescens</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/7617	Breeds Mar 1 to Sep 15
Ruddy Turnstone <i>Arenaria interpres morinella</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds elsewhere
Short-billed Dowitcher <i>Limnodromus griseus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9480	Breeds elsewhere
Short-tailed Hawk <i>Buteo brachyurus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/8742	Breeds Mar 1 to Jun 30
Swallow-tailed Kite <i>Elanoides forficatus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8938	Breeds Mar 10 to Jun 30
Willet <i>Tringa semipalmata</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 20 to Aug 5
Yellow Warbler <i>Dendroica petechia gundlachi</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds May 20 to Aug 10

Probability Of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ “Proper Interpretation and Use of Your Migratory Bird Report” before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see

below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

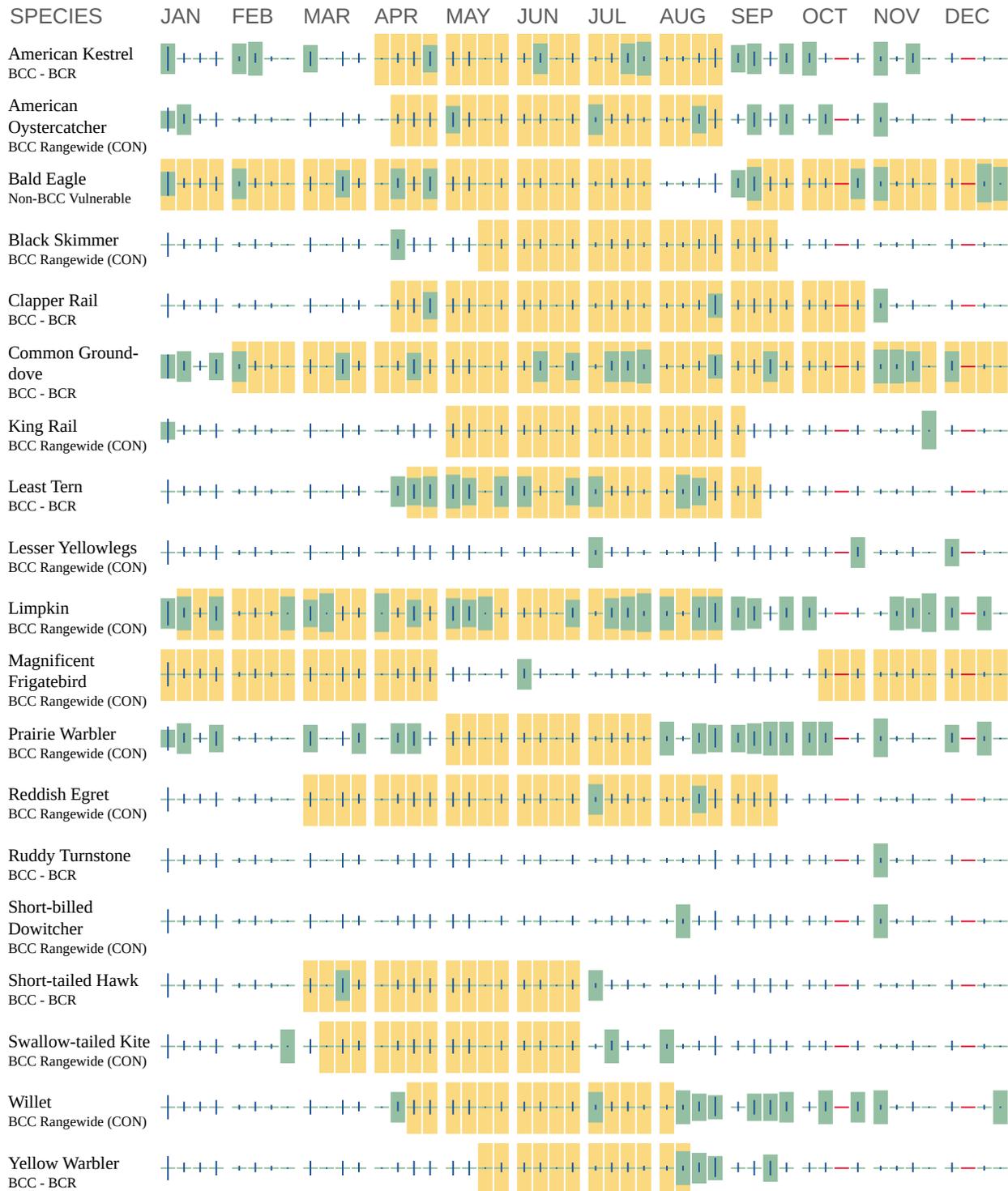
No Data (-)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

■ probability of presence ■ breeding season | survey effort - no data



Additional information can be found using the following links:

- Birds of Conservation Concern <http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php>

- Measures for avoiding and minimizing impacts to birds <http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php>
- Nationwide conservation measures for birds <http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf>

Migratory Birds FAQ

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) and/or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

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United States Department of the Interior



FISH AND WILDLIFE SERVICE
North Florida Ecological Services Field Office
7915 Baymeadows Way, Suite 200
Jacksonville, FL 32256-7517
Phone: (904) 731-3336 Fax: (904) 731-3045

In Reply Refer To:

October 28, 2020

Consultation Code: 04EF1000-2021-SLI-0092

Event Code: 04EF1000-2021-E-00164

Project Name: VA Tampa Mental Health Clinic - Temple Terrace Site

Subject: List of threatened and endangered species that may occur in your proposed project location, and/or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF>

Please be aware that bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 *et seq.*), and projects affecting these species may require development of an eagle conservation plan (http://www.fws.gov/windenergy/eagle_guidance.html). Additionally, wind energy projects should follow the wind energy guidelines (<http://www.fws.gov/windenergy/>) for minimizing impacts to migratory birds and bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at: <http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm>; <http://www.towerkill.com>; and <http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List
 - Migratory Birds
-

Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

North Florida Ecological Services Field Office

7915 Baymeadows Way, Suite 200

Jacksonville, FL 32256-7517

(904) 731-3336

Project Summary

Consultation Code: 04EF1000-2021-SLI-0092

Event Code: 04EF1000-2021-E-00164

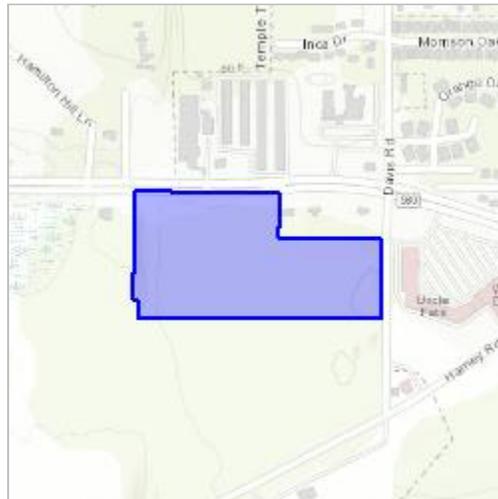
Project Name: VA Tampa Mental Health Clinic - Temple Terrace Site

Project Type: DEVELOPMENT

Project Description: GSA's Proposed Action to provide the VA with a long-term lease and operation of a consolidated and expanded build-to-suit Mental Health Clinic in the Tampa, Florida area. The proposed project would replace the existing combined 49,766 square-feet of mental health facilities located at 10770 North 46th Street, 14517 Bruce B. Downs Boulevard, and 4700 North Habana Street with a new 158,000 net usable square feet state-of-the-art, energy-efficient Mental Health Clinic, 800 parking spaces, and appropriate stormwater management features. The Proposed Action includes consideration of a build-to-suit Mental Health Clinic on 3 different site alternatives identified during GSA's developer proposal process. The site here is Temple Terrace.

Project Location:

Approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/place/28.0315617813066N82.3587678082106W>



Counties: Hillsborough, FL

Endangered Species Act Species

There is a total of 11 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Birds

NAME	STATUS
Eastern Black Rail <i>Laterallus jamaicensis ssp. jamaicensis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10477	Threatened
Wood Stork <i>Mycteria americana</i> Population: AL, FL, GA, MS, NC, SC No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8477	Threatened

Reptiles

NAME	STATUS
Eastern Indigo Snake <i>Drymarchon corais couperi</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/646	Threatened
Gopher Tortoise <i>Gopherus polyphemus</i> Population: eastern No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6994	Candidate
Hawksbill Sea Turtle <i>Eretmochelys imbricata</i> There is final critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/3656	Endangered
Leatherback Sea Turtle <i>Dermochelys coriacea</i> There is final critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/1493	Endangered
Loggerhead Sea Turtle <i>Caretta caretta</i> Population: Northwest Atlantic Ocean DPS There is final critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/1110	Threatened

Flowering Plants

NAME	STATUS
Brooksville Bellflower <i>Campanula robinsiae</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/5809	Endangered
Florida Bonamia <i>Bonamia grandiflora</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/2230	Threatened
Florida Golden Aster <i>Chrysopsis floridana</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/5352	Endangered
Pygmy Fringe-tree <i>Chionanthus pygmaeus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/1084	Endangered

Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

Migratory Birds

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

-
1. The [Migratory Birds Treaty Act](#) of 1918.
 2. The [Bald and Golden Eagle Protection Act](#) of 1940.
 3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
American Kestrel <i>Falco sparverius paulus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Apr 1 to Aug 31
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Sep 1 to Jul 31

NAME	BREEDING SEASON
<p>Black Skimmer <i>Rynchops niger</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/5234</p>	Breeds May 20 to Sep 15
<p>Common Ground-dove <i>Columbina passerina exigua</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA</p>	Breeds Feb 1 to Dec 31
<p>Least Tern <i>Sterna antillarum</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA</p>	Breeds Apr 20 to Sep 10
<p>Lesser Yellowlegs <i>Tringa flavipes</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679</p>	Breeds elsewhere
<p>Limpkin <i>Aramus guarauna</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds Jan 15 to Aug 31
<p>Magnificent Frigatebird <i>Fregata magnificens</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds Oct 1 to Apr 30
<p>Prairie Warbler <i>Dendroica discolor</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds May 1 to Jul 31
<p>Prothonotary Warbler <i>Protonotaria citrea</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds Apr 1 to Jul 31
<p>Red-headed Woodpecker <i>Melanerpes erythrocephalus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds May 10 to Sep 10
<p>Short-tailed Hawk <i>Buteo brachyurus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/8742</p>	Breeds Mar 1 to Jun 30
<p>Swallow-tailed Kite <i>Elanoides forficatus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8938</p>	Breeds Mar 10 to Jun 30

NAME	BREEDING SEASON
Yellow Warbler <i>Dendroica petechia gundlachi</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds May 20 to Aug 10

Probability Of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ “Proper Interpretation and Use of Your Migratory Bird Report” before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

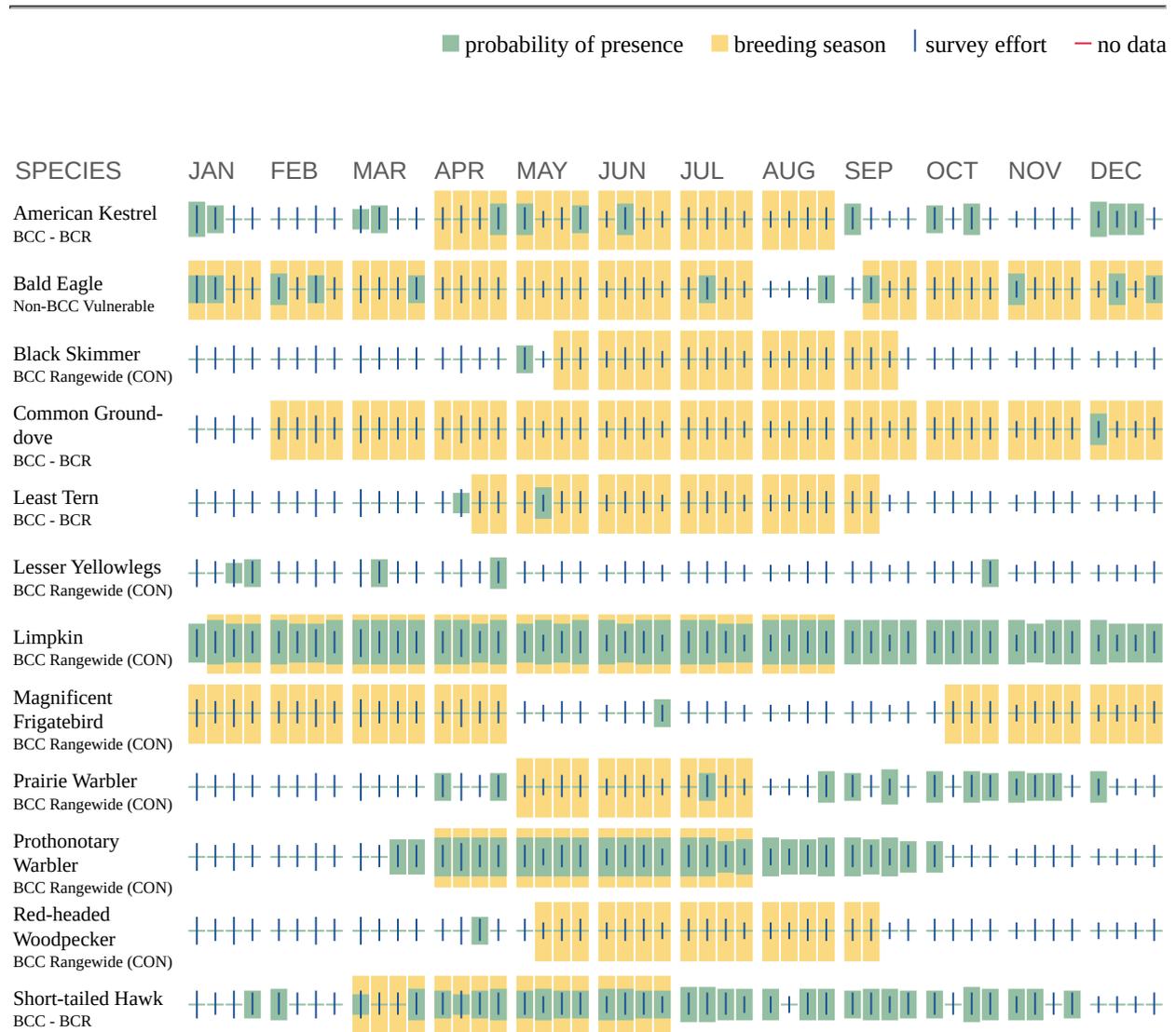
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

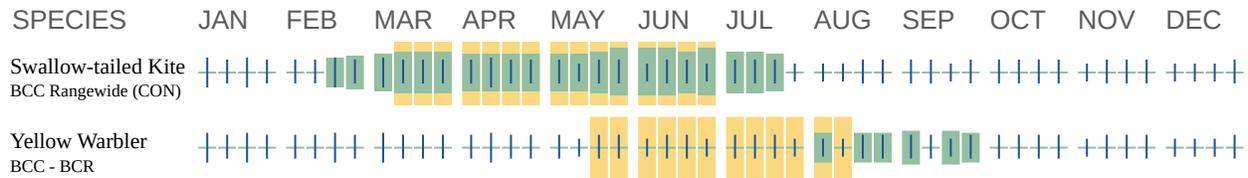
No Data (-)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.





Additional information can be found using the following links:

- Birds of Conservation Concern <http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php>
- Measures for avoiding and minimizing impacts to birds <http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php>
- Nationwide conservation measures for birds <http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf>

Migratory Birds FAQ

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) and/or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

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